

## **PATRICKS ISLAND 0.46 ACRES, WATERFRONT NORTH SOUND LOT**

Spotts, Spotts and Prospect, Cayman Islands

MLS# 419624

**US\$995,000**





**Kerri Kanuga**  
345-916-7020  
kerri@tridentproperties.ky

A rare opportunity to own 0.46 acres of prime waterfront land in the prestigious, now-gated Patrick's Island community. Boasting 128 feet of direct North Sound frontage, this property offers sweeping water views, cooling breezes, and the perfect orientation to maximize natural light and energy efficiency. The site is sea walled with its own private boat launch ramp, comes fully cleared and ready to build, and includes dock plans and planning permission — eliminating huge delays and making your dream boating lifestyle a reality. The recent addition of the third lane to and from Hurley's has vastly improved access and eased traffic, while the neighborhood retains its quiet, exclusive atmosphere. This is an exceptional opportunity to secure a turnkey waterfront parcel in one of Grand Cayman's most sought-after enclaves.

## Essential Information

Type <b>Land (For Sale)</b>	Status <b>Current</b>	MLS <b>419624</b>	Listing Type <b>Low Density Residential</b>
--------------------------------	--------------------------	----------------------	--

## Key Details

Width <b>128.00</b>	Block & Parcel <b>24C,21</b>	Depth <b>155.00</b>	Block & Parcel <b>24C,21</b>	Den <b>No</b>
Acreage <b>0.4600</b>				

## Additional Feature

Parcel <b>21</b>	Views <b>Water Front</b>	Zoning <b>Low Density residential</b>	Sea Frontage <b>115</b>	Block <b>24C</b>
Road Frontage <b>143</b>	Soil <b>Marl</b>			