

## BIRCH AVE SPOTTS SINGLE FAMILY HOME W/POOL

Spotts, Spotts and Prospect, Cayman Islands

MLS# 420023

**CI\$869,000**





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

This is a superb 3-bedroom, 3-bathroom stand-alone family residence, in one of Grand Cayman’s most sought-after neighbourhoods. Situated on a rare double lot, this gated property offers exceptional privacy and security while showcasing beautifully landscaped gardens, mature shade trees, and an inviting outdoor oasis complete with a swimming pool. **PROPERTY HIGHLIGHTS** -A wrap around screened porch overlooks lush gardens, ideal for morning coffees or evening gatherings. -The bright and airy kitchen boasts wood cabinetry, generous workspace, and a cozy breakfast/den area perfect for casual meals. -A dining room features a custom built-in banquette, flowing effortlessly into a spacious living room and onto the patio and pool area. -The primary suite features a walk-in closet and an en-suite bathroom. -A second en-suite bedroom also includes a walk-in closet, ideal for guests or children. -The third bedroom is positioned near a third full bath, offering flexibility for a home office, nursery, or visiting family. - Additional features include a laundry room and attic storage, ensuring clutter-free living. -Separate outdoor shed/workshop **TWO TITLED PARCELS – Built-In Development Potential** The property sits on two separately titled and zoned parcels that have been seamlessly landscaped into one expansive yard. Whether you’re dreaming of a guest house, standalone garage, income-generating dwelling, or even selling off a portion in future, this flexible configuration gives you options rarely found in this area.

Essential Information

Type	Status	MLS	Listing Type
Stand Alone Home (For Sale)	Pen/Con	420023	Single Family Home

Key Details

Bed	Bath	Block & Parcel	Den
3	3	25B,86/236	No
Year Built	Acreage		
1975	0.4792		

Additional Feature

Block	Lot Size	Parcel	Views
25B	0.48	86/236	Garden View
Foundation	Zoning		
Slab	Low Density residential		

Property Feature

FurnishedDen