

**DIAMOND POINT | PATRICK'S ISLAND - EXCEPTIONAL PENINSULA ESTATE WITH EASY 2 BED EXPANSION**

Mallard Dr, East of George Town, Cayman Islands

## PROPERTY DETAILS

Price: CI\$2,855,000	MLS#: 420731	Type: Condominium
Listing Type: Condominium Time Share	Status: New	Bedrooms: 3
Bathrooms: 3.5	Built: 2008	Acreage: 0.69
Sq. Ft.: 6,000		

## PROPERTY DESCRIPTION

Discover the perfect blend of luxury, privacy, serenity and opportunity with this grand peninsula estate. Aggressively priced and truly one of a kind, this exceptional 3?bedroom, 3.5?bathroom residence sits on an expansive peninsula with an extraordinary 580 feet of running canal frontage. Spanning 6,000 square feet of modern, open?plan living and high ceilings, this home is located within the exclusive, gated community of Patrick's Island, offering peace, security, and prestige. Upon entry, you're welcomed into expansive living and dining spaces bathed in natural light, with stunning views of the lush gardens, pool, and canal. The open?concept kitchen, living, and dining areas flow effortlessly, with refined finishes and marble flooring throughout. The owner has already secured a quote for a kitchen remodel, giving you the opportunity to customize the space to reflect your personal style, as seen in the AI generated images. Conveniently located off the kitchen is a private office, fitted with beautiful mahogany floors, crafting an environment that enables clarity and focus. Continuing through the ground floor to the east of the property, you'll discover the current spacious primary suite, featuring an expansive ensuite bathroom with a double vanity, jacuzzi tub, and a generous walk?in closet. To the west of the property, you step into a beautifully refined guest suite offering its own kitchen and ensuite bathroom, perfect for hosting family and friends. Upstairs the second floor is home to the third ensuite bedroom and features a distinctive mezzanine level, presenting excellent potential for the addition of two further bedrooms and bathrooms for approximately CI\$100,000. By doing so, you have the potential to increase the value by two to four times this cost. Outside discover an entertainer's dream: a spectacular pool deck with a fully equipped, marble countertop bar. Meticulous landscaping, complemented by thoughtfully placed Astroturf, envelops the property in v... [View More](#)

## PROPERTY FEATURES

Kitchen Features	Oven (Electric), Washer (Yes)
Interior Features	AC (Multi-Zone), TV (Cable)
Building Features	Dining Area, City Water, Living Room, Family Room, Kitchen Area, Breakfast Area
Additional Features	Furnished, Storm Windows
Outdoor Features	Garages (2), Car Port (2), Water Frontage (Yes)
Sea Frontage	600

## PRESENTED BY



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IMAGES

