The Lund Team
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16 PERIWINKLE | UPGRADED 4-BED COURTYARD TOWNHOUSE WITH SOLAR, GARAGE AND DOCK

Edgewater Way, East of George Town, Cayman Islands

PROPERTY DETAILS

Price: CI$1,375,000
Listing Type: Condominium Time Share
Bathrooms: 3.5
Sq. Ft.: 3,200

MLS#: 421521
Status: New
Built: 2019

Type: Condominium
Bedrooms: 4

PROPERTY DESCRIPTION

Unit 16 is a 3,200 sq ft courtyard townhouse in Periwinkle, a gated waterfront community in Grand Harbour. Spanning three floors with 4 bedrooms and 3.5 bathrooms, the home has been upgraded by the current owners with a clear focus on making daily life easier and keeping running costs low. At the center of the home is an enlarged kitchen fitted with upgraded drawers, a double oven, and a gas cooktop. Practical improvements carry through every floor, including Lutron lighting, a filtered water system, fresh paint, a double sink in the kids' bathroom, and extra storage in the laundry room. The guest room doubles as an office, complete with a built-in Murphy bed that folds neatly away when not in use. Built for efficiency (LEED certified- the most widely used green building rating system in the world), the property features solar panels, spray foam roof insulation, and a tankless gas water heater. Hurricane-rated windows and doors are fitted throughout, while the insulation keeps the interior noticeably cool and quiet. Climate control is handled by a Lennox split A/C system, with a dedicated thermostat on the third floor so you only cool the space you are using. Hard-wired security cameras cover every entry and exit, a whole-home surge protector safeguards your electronics, and the garage doors operate via an app. Wi-Fi extenders on every floor ensure full coverage throughout the solid concrete construction. Outside, three balconies extend your living space, with the top-floor balcony tucked behind a mature palm for privacy. Alongside garage parking, the unit includes a dock, giving you a private canal boat slip with direct access to the North Sound. Periwinkle offers overnight security from 9pm to 5am and a strong lineup of amenities: a 4,500 sq ft fob-access clubhouse, resort-style pool, hot tub, BBQ deck, and children's play area. Hurley's and the restaurants at Harbour Walk are a short walk away, and the new road by Kings Gym lets you bypass the Hurley's roundabout... View More

PROPERTY FEATURES

Kitchen Features	Oven (Yes), Washer (Yes)
Interior Features	AC (Multi-Zone), TV (Other)
Building Features	Dining Area, City Water, Living Room, Kitchen Area, Breakfast Area
Additional Features	Furnished, Storm Windows
Outdoor Features	Porch (Unscreened), Garages (Yes), Water Frontage (No)

PRESENTED BY



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IMAGES










