

40 Dunlop Drive - Oceanfront

West Bay North West, Cayman Islands MLS# 416527

CI\$3,690,000





Sloane Rhulen sloane@rhulens.com This is one of the rarest of all opportunities - whether a main residence, Airbnb, or potential redevelopment site, this property offers endless opportunities. The site is located in one of the most sought after dive areas of West Bay. The 1.22 acres can be developed into a divers paradise or you may wish to live and play there or you can holiday and let the World take advantage. As they say, the choice is yours! The existing 3,602 square foot home offers a spacious living arrangement that combines seclusion and privacy with wonderful vistas. The character and charm offers at ground floor, a large main living room as the heart and centre of the house. Surrounding the living room are a bright enclosed veranda perfect for morning coffees overlooking the sea, a generous dining room capable of seating at least 12 quests, a recently renovated kitchen, a neat windowed sitting area and two enclosed rooms that can serve as bedrooms, offices, art studios, or whatever your heart desires. The second floor is comprised of a primary bedroom overlooking the sea, closet and main bathroom featuring a double vanity. The rest of the second floor is composed of two other sizable bedrooms and a bathroom. The home is surrounded by lush greenery and amenities. This large waterfront lot includes a pool and pickleball court on site - idyllic playground for all ages! This property offers the potential of immediate rental return while working on the technicalities of a development. Don't wait, bring all offers!

Essential Information

Type	Status	MLS	Listing Type		
Residential (For Sale)	Current	416527	Single Family Home		
Key Details					
Bed	Bath	Block	Parcel		
3	3.5	1C	203		
Year Built 1972	Sq.Ft. 3602.00				
Additional Features					
Block	Den	Lot Size	Parcel		
1C	Yes	1.22	203		
Views Ocean View, Ocean Front	Construction Block	How Shown By Appointment/List	Car Port 3		
Porch	Air Conditioning	Sea Frontage	Possession		
No	Yes	55	At Closing		

Class Existing	Foundation Slab	Occupant Owner	Furnished Yes
Den	Garage	Covenants	Zoning
Yes	No	Νο	Low Density residential

Property Features

City water	Cistern	Septic	Fence
Yes	Yes	Yes	Yes
Pool	Washer/Dryer	Kitchen	Dining Area
Yes	Yes	Yes	Yes
Utility	Living Room	Refrigerator	Dishwasher
Yes	Yes	Yes	Yes

Microwave **Yes**