

## 59 ANGLE RIDGE DRIVE

Lower Valley, Cayman Islands

MLS# 416454

**CI\$750,000**



**Sloane Rhulen**  
sloane@rhulens.com

The Property comprises a single level duplex under construction, containing 3,390 sq ft of gross external area. Upon completion, the duplex will comprise two units; Unit 1 = 3 bedroom/2.5 bathroom Unit 2 = 2 bedroom/2 bathroom. Each unit has an open-plan Living/Dining/Kitchen area. An allowance for a driveway is included for site improvements. The approximate site area is 0.34 acres. The surrounding development generally comprises a residential sub-division, predominantly of single and multi-family homes. Angle Ridge Drive is a 'spray and chip' sealed road with overhead power and street lighting. Vehicular access is direct and good. Monthly insurance cost to be confirmed. The nearest major retail centre is Countryside Shopping Centre located within Savannah. Call now to arrange your showing, this property has tonnes of potential!

## Essential Information

Type	Status	MLS	Listing Type
<b>Residential (For Sale)</b>	<b>Pen/Con</b>	<b>416454</b>	<b>Semi-Detached/Duplex/Triplex</b>

## Key Details

Bed	Bath	Block	Parcel
<b>5</b>	<b>4.5</b>	<b>38E</b>	<b>191</b>
Year Built	Sq.Ft.		
<b>2023</b>	<b>3390.00</b>		

## Additional Features

Block	Den	Parcel	Views
<b>38E</b>	<b>No</b>	<b>191</b>	<b>Garden View</b>
Foundation	Floor Level	Furnished	Den
<b>Slab</b>	<b>1</b>	<b>No</b>	<b>No</b>