

## HERON BAY CANAL FRONT HOME

Prospect / Newlands, Cayman Islands

MLS# 415539

**CI\$1,249,000**





**Sloane Rhulen**  
sloane@rhulens.com

Introducing Sea Foam, an exquisite executive home that epitomizes luxury and contemporary living. Nestled within the exclusive waterfront community of Heron Bay in Red Bay, just a stone's throw away from the Cayman Islands Sailing Club, this brand-new semi-detached masterpiece is a testament to meticulous craftsmanship and thoughtful design. Built to exacting standards, Sea Foam spans just under 2,800 sq. ft. of well-planned living space. The residence features four spacious bedrooms and 4.5 bathrooms, providing ample room for both family life and entertaining. The interior is bathed in natural light, thanks to high ceilings and expansive windows that offer panoramic views of the tranquil canal. Designed with the modern family in mind, the heart of Sea Foam is its large open-plan kitchen, with stainless steel appliances, plenty of cabinets, and a massive breakfast island featuring Quartz countertops. Ideal for family gatherings, the kitchen seamlessly flows into an open-plan dining area and a spacious living room, both offering picturesque canal views. For those who appreciate the outdoors, a large waterfront screened-in porch awaits, perfect for entertaining guests or savoring breathtaking sunsets. The versatility of this home is highlighted by the spacious fourth bedroom located downstairs, complete with its own full bathroom and large fitted closets. This room can easily adapt to your lifestyle needs, serving as a playroom or a generously sized home office. Additional conveniences on the lower level include another half bath and a sizable storage cupboard under the stairs. Ascending the staircase reveals the master suite, comprising a spacious bedroom, a custom walk-in closet, and a contemporary bathroom featuring a free-standing soaking tub, a large walk-in shower, and his and her sinks and vanities. Bedrooms 2 and 3, each generously sized, come with their own bathrooms and spacious fitted closets. The utility area is thoughtfully placed upstairs, along with an attic for extra storage needs. The allure of Sea Foam extends beyond its interiors. Outside, discover your private fully fenced waterfront yard, complete with a private swimming pool, an entertainment deck, and ample room for children and pets to play freely. The property also includes a shared 40' dock, providing easy access to the North Sound for various water activities, including paddle-boarding, kayaking, boating, fishing, and diving. Not just aesthetically pleasing, Sea Foam is a testament to advanced construction techniques, boasting high energy efficiency. The home is constructed from ICF foam block filled with solid concrete and steel, hurricane-rated windows and doors, standing seam roof, and spray foam insulation in the attic. The tankless gas hot water heater, split-level high-efficiency SEER 16 AC system, and Cat 5 Internet wiring further enhance its modern conveniences. This stunning residence comes fully furnished with a new designer furniture package, carefully curated by Lydia Uzell Design and her talented team. Situated in the serene Heron Bay community, just a minute away from the conveniences of Grand Harbour and Harbour Walk, Sea Foam offers proximity to shops, restaurants, supermarkets, fitness studios, and more. A short drive to George Town and schools adds to the property's appeal. This is not just a home; it's a lifestyle. If you seek a remarkable family home on a canal at an exceptional value, Sea Foam stands as the perfect choice. Take the plunge into luxury living; this property is agent-owned. How do you want to live your life?

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	Current	415539	Semi-Detached/Duplex/Triplex

Key Details

Bed	Bath	Block	Parcel
4	4.5	22D	401H1,H3
Year Built	Sq.Ft.		
2023	2752.00		

Additional Features

Block	Den	Parcel	Views
22D	No	401H1, H3	Canal Front
Sea Frontage	Foundation	Furnished	Den
100	Slab	Yes	No
Garage			
No			