

## PERIWINKLE 1, COTTAGE WITH GARAGE

Prospect / Newlands, Cayman Islands

MLS# 418240

**CI\$995,000**





**Sloane Rhulen**  
sloane@rhulens.com

Experience the perfect fusion of style, efficiency, and luxury in this upgraded cottage nestled within the prestigious LEED Gold-certified complex of Periwinkle. This meticulously crafted home is designed for modern living, featuring enhancements that elevate its charm and functionality. Step inside and be captivated by the unbeatable energy efficiency this home offers. Equipped with a top-tier SunPower solar system, it includes 3.2kW of high-efficiency panels, with the potential to expand up to 5kW. Enjoy the peace of mind that comes with a guaranteed premium rate of 30c/kWh for all generated electricity. The 20 SEER Lennox cooling system, boasting a variable speed air handler, ensures year-round comfort, while an advanced smart thermostat and UV light promote a healthy living environment. The entire air handling unit and ductwork have been recently cleaned and sanitized, with quarterly maintenance guaranteeing optimal performance. The attic features high-quality spray foam insulation that exceeds the standard 6 inches, significantly enhancing energy efficiency during the hotter months. A 50-gallon Rheem hybrid high-efficiency heat pump water heater provides quick and efficient hot water while cooling the garage, making it a practical addition to this exceptional home. Although everything currently runs on electricity, the home is fully piped for metered propane conversion, offering flexibility for the dryer, water heater, and cooktop if desired. Beyond energy efficiency, this cottage feels brand new, boasting a modern kitchen equipped with top-of-the-line Bosch appliances. The sleek, frameless induction cooktop, Liebherr refrigerator, and under-counter wine fridge with a capacity of up to 43 bottles create an ideal space for culinary enthusiasts. A custom-built hardwood entertainment centre with bookshelves and sliding barn doors add character and functionality to the living area, while the spacious kitchen and oversized garage offer generous storage options, including a custom slat-wall solution perfect for paddle boards, kayaks, bicycles, and more. Storage is abundant in this home, with custom closets in both bedrooms, the primary bathroom, and the cleaning closet, ensuring everything has its place. High-end window treatments, including plantation shutters on large downstairs windows and dual roller shades in the bedrooms, provide both light filtering and blackout options to suit your needs. For added convenience, the home features a whole-house Aquasana Rhino 1,000,000-gallon water filtration and conditioner system, along with a booster pump to enhance water pressure. A dedicated 50-amp, 240V circuit with a NEMA 10-50 plug in the garage ensures you're ready for Level 2 electric vehicle charging right at home. As a resident of the gated community of Periwinkle, you'll enjoy exclusive access to a spacious clubhouse featuring a large pool, hot tub, communal BBQ area, and beautifully landscaped gardens. The meticulously maintained grounds also include a playground and dock space which is available at an additional cost. Situated in the vibrant waterfront community of Grand Harbour, this home offers convenient canal access to the North Sound and delightful walkability to nearby shops, grocery stores, and pharmacies, as well as a variety of restaurants at the popular Harbour Walk. This is more than just a home; it's a forever retreat in an unbeatable location. Don't miss the opportunity to own this unique Cayman Cottage—where comfort, style, and convenience come together seamlessly, and everything you need is right at your doorstep.

## Essential Information

Type <b>Residential (For Sale)</b>	Status <b>Current</b>	MLS <b>418240</b>	Listing Type <b>Condominium</b>
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## Key Details

Bed <b>2</b>	Bath <b>2.5</b>	Block <b>22E</b>	Parcel <b>464H16</b>
Year Built <b>2018</b>	Sq.Ft. <b>2300.00</b>		

## Additional Features

Block <b>22E</b>	Den <b>No</b>	Parcel <b>464H16</b>	Views <b>Garden View</b>
Foundation <b>Slab</b>	Floor Level <b>1</b>	Furnished <b>Yes</b>	Den <b>No</b>
Garage <b>1</b>			