

## 59 ANGLE RIDGE DRIVE

Lower valley, Rum Point/Kaibo, Eastern Districts & North Side, Cayman Islands

MLS# 416454

**CI\$750,000**



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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>Stand Alone Home (For Sale)</b>	<b>Current</b>	<b>416454</b>	<b>Semi-Detached/Duplex/Triplex</b>

## Key Details

Bed  
**5**

Bath  
**4.5**

Block & Parcel  
**38E,191**

Den  
**No**

Year Built  
**2023**

## Additional Feature

Block  
**38E**

Parcel  
**191**

Views  
**Garden View**

Foundation  
**Slab**

Floor Level  
**1**