

## FULLY RENOVATED CENTRALLY LOCATED THREE BEDROOM SOUTH SOUND TOWN HOME - SOLD

Fairbanks Road, South Sound, South Sound, Old Prospect Point & Spotts, Cayman Islands

### PROPERTY DETAILS

|                           |              |                   |
|---------------------------|--------------|-------------------|
| Price: CI\$525,000        | MLS#: 411662 | Type: Residential |
| Listing Type: Condominium | Status: New  | Bedrooms: 3       |
| Bathrooms: 3              | Built: 2004  |                   |
| Sq. Ft.: 2,020            |              |                   |

### PROPERTY DESCRIPTION

Centrally located, and fully upgraded, three bedroom South Sound townhome a stones throw from George Town. The current owners completed a full and sympathetic upgrade of the property 3 years ago to include the kitchen, all three bathrooms, flooring throughout, air-conditioning (18 seer Trane dual zone system) with nest smart thermostats, smart laundry appliances, complete redecoration, lighting / fans, furnishings and drapery. L'Ambience is an enviably located low density family and pet friendly complex comprising 4.5 acres of lush landscaped grounds with expansive green space, 2 large pools with hot-tubs and cabana decks, well equipped gymnasium, and clubhouse with kitchen ideal for entertaining. Ideally situated 1 mile from Cricket Square, 1.5 miles from Smith Cove Beach, and less than 3 miles from Camana Bay / CIS. This sought after, well managed (BCQS) and maintained strata also benefits from strong financials with a large reserve fund for added peace of mind. Accepting, and welcoming, requests for more photos or face to face video walkthroughs during which any specific property / strata related questions can be addressed.

### PROPERTY FEATURES

|                  |                            |
|------------------|----------------------------|
| Views            | Garden View, Inland        |
| Block            | 15C                        |
| Parcel           | 288H32                     |
| Direction        | L'Ambience, Fairbanks Road |
| House            | 28                         |
| Foundation       | Slab                       |
| Zoning           | Low Density Residential    |
| Furnished        | Partially                  |
| Stories/Condo    | 2                          |
| Occupant         | Owner                      |
| Construction     | Block                      |
| Class            | Existing                   |
| Possession       | At closing                 |
| Title            | Freehold                   |
| Air Conditioning | Central                    |
| Porch            | Screened                   |
| TV               | Cable                      |
| How Shown        | By Appointment/List        |

IMAGES



