



## 59 ANGLE RIDGE DRIVE

Lower valley, Savannah & Bodden Town, 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>Residential (For Sale)</b> | <b>Back On The Market</b> | <b>416454</b> | <b>Semi-detached/duplex/triplex</b> |

## Key Details

|             |            |                |             |             |
|-------------|------------|----------------|-------------|-------------|
| Bed         | Bath       | Block & Parcel | Year Built  | Old Price   |
| <b>5</b>    | <b>4.5</b> | <b>38E,191</b> | <b>2023</b> | <b>0.00</b> |
| Sqft        |            |                |             |             |
| <b>3390</b> |            |                |             |             |

## Additional Fields

|            |            |                    |             |
|------------|------------|--------------------|-------------|
| Block      | Parcel     | Views              | Foundation  |
| <b>38E</b> | <b>191</b> | <b>Garden View</b> | <b>Slab</b> |

Floor Level  
**1**