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THE SAND BLUFF ESTATE | GUN BAY, EAST END | USD 1,650,000 PRICE REDUCTION !!

Austin Connolly Drive, East End, Cayman Islands

PROPERTY DETAILS

Price: US$18,250,000
Listing Type: Single Family Home
Bathrooms: 5.5
Sq. Ft.: 13500

MLS#: 414483
Status: Current
Built: 2004

Type: Residential
Bedrooms: 5

PROPERTY DESCRIPTION

USD 1,650,000 MASSIVE PRICE REDUCTION!! “He hath founded it upon the Seas” is the golden heraldry of the Cayman Islands’ Coat of Arms and is a fantastic depiction for the Sand Bluff Estate. Truly a Legacy property. the Sand Bluff Estate is uniquely like being on your own secluded private Island! Genuinely an extremely dramatic positioning, views, and overall property. The Main Residence is perched on an 18 foot height of cliff bluff enjoying 190 feet width of high elevation for the entire residence. Contiguous is an 880 feet of beautiful sugar quality reef protected beach enjoyed with high privacy wall from the road. An additional 117 feet of elevated land and beach for a total of 1,187 ft+/- of water frontage. Total size of the Sand Bluff Estate is 15.14 acres and 1,187 ft+/- of beach and water frontage and 212 feet of depth. the Sand Bluff Estate enjoys 13,500 sqft with 5 bed 5.5 bath residence, generous primary suite encompassing his and hers walk-in closets his and hers water closets with two private balconies and great room, family living room, family nook, dedicated dining room with oversized guest suite, movie room, screened and unscreened patios and 3 car garage. Along with Caretakers 1 bedroom quarters, Gym and separate car garage. the Sand Bluff Estate is indisputably an estate that is poised to continue to be a fantastic family beach compound or change its usage in a bespoke manner into a boutique hotel, corporate compound, varying usage retreat, hotel or multi-unit residential development site to name a few options available for the new owner. Fantastic views abound from all living areas and bedrooms of the residence with enjoyment of 12 foot+ ceilings throughout. Great scale and scope! the Sand Bluff Estate is the most unique estate style property in the Cayman Islands when one reviews its dramatic cliff bluff positioning, Caribbean Sea and beach views and size of property. This is the one and only. Sheer serenity Located in t... View More

PROPERTY FEATURES

Views	Beach Front, Water Front
Block	75A/74A
Parcel	257, 235, 232, 231, 230, 3, 2, 116, 115/58
Foundation	Slab
Zoning	Low Density residential
Garage	4
Sea Frontage	1187

PRESENTED BY



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IMAGES




Artist's impression of The Sand Bluff Estate land holdings




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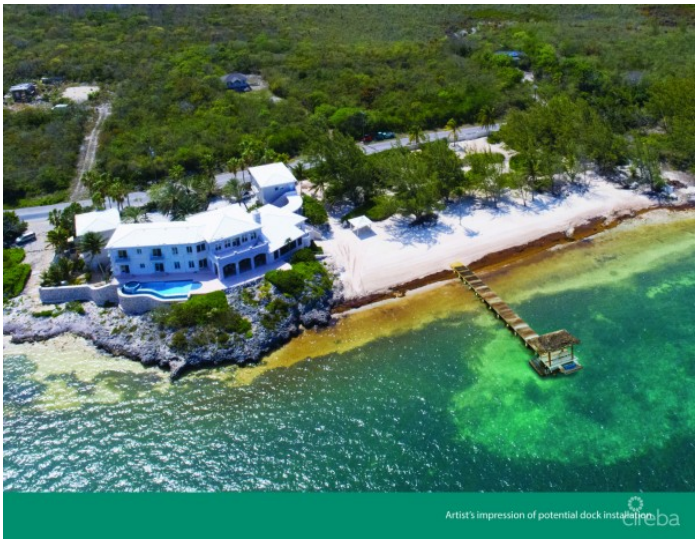











Artist's impression of potential dock installation



































































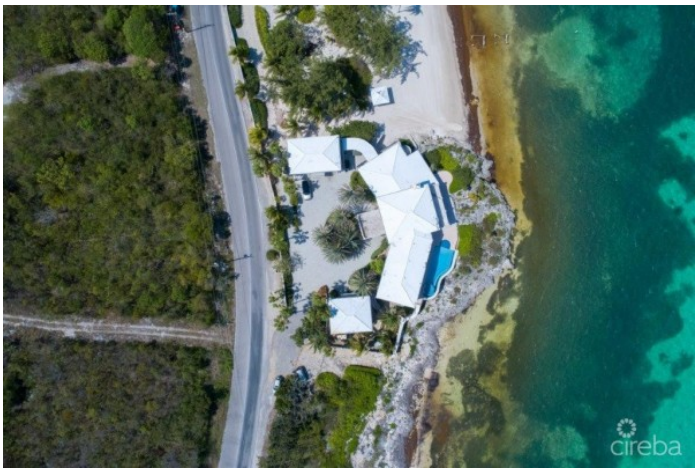











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