

BÔVELL



FOR SALE

USD\$2,050,000

Current

## Villa 307 at Cypress Pointe North | Crystal Harbour



Villa 307, an exquisite canal front residence nestled within the Cypress Pointe North community in Crystal Harbour. This three-bedroom plus den, four-bathroom villa, with garage offers a stunning canal-front location, and a perfect fusion of luxurious design and environmental sustainability.

Location: Seven Mile Corridor

MLS: 419709

Built: 2016



Contact James

[james.bovell@bovell.ky](mailto:james.bovell@bovell.ky)

+1 (345) 945 4000

BÔVELL



2024 © RE/MAX Cayman Islands. All rights reserved. Proud member of CIREBA.

RE/MAX  
CAYMAN ISLANDS

Each office is independently owned and operated. Member of CIREBA and NMLS.

The information contained herein has been furnished by the owner(s) and/or their nominee and represented by them to be accurate. RE/MAX Cayman Islands, its agents and employees disclaim any liability or responsibility for any inaccuracies, errors, or omissions in the represented information. All the information contained herein is subject to errors, omissions, price changes, prior sale, or withdrawal, without notice and is at all times subject to verification by the purchaser(s).

BÔVELL



FOR SALE

USD\$2,050,000

Current

## Villa 307 at Cypress Pointe North | Crystal Harbour



BÔVELL



2024 © RE/MAX Cayman Islands. All rights reserved. Proud member of CIREBA.

RE/MAX  
CAYMAN ISLANDS

Each office is independently owned and operated. Member of CIREBA and NMLS.

The information contained herein has been furnished by the owner(s) and/or their nominee and represented by them to be accurate. RE/MAX Cayman Islands, its agents and employees disclaim any liability or responsibility for any inaccuracies, errors, or omissions in the represented information. All the information contained herein is subject to errors, omissions, price changes, prior sale, or withdrawal, without notice and is at all times subject to verification by the purchaser(s).

## Villa 307 at Cypress Pointe North | Crystal Harbour

- BBQ
- Cistern
- Dining Area
- Family Room
- Garage: Yes
- Kitchen area
- Microwave
- Patio
- Porch: Screened
- Sewer
- Storm Windows
- Washer/Dryer: Yes
- Bar
- City Water
- Dishwasher
- Fence
- Gym
- Living Room
- Multi-Zone AC
- Pickle ball court
- Refrigerator
- Solar
- Tennis
- Water Frontage
- Breakfast
- Den
- Disposal
- Furnished: Yes
- Kitchen
- Media Room
- Oven: Electric
- Pool
- Security
- Stories: 2
- Utility Room

### ADDITIONAL INFORMATION

|                     |            |                  |     |              |                                                     |
|---------------------|------------|------------------|-----|--------------|-----------------------------------------------------|
| Aprx Water Frontage | 35         | Furnished        | Yes | Title        | Villa 307 at Cypress Pointe North   Crystal Harbour |
| Class               | Existing   | Total # of Units | 38  | Construction | ICF                                                 |
| Land Certificate    | Not Issued | Water Frontage   | Yes | Stories      | 2                                                   |
| Foundation          | Slab       | Strata #         | 753 |              |                                                     |

### RUNNING COSTS

|                                   |             |                                |            |                             |     |
|-----------------------------------|-------------|--------------------------------|------------|-----------------------------|-----|
| Monthly Insurance                 | US\$1644.26 | Monthly Maintenance Costs      | US\$970.50 | Sewage in Maintenance Costs | Yes |
| AC in Maintenance Costs           | Yes         | Gardening in Maintenance Costs | Yes        | TV in Maintenance Costs     | Yes |
| Insurance Included in Maintenance | Yes         | Pest in Maintenance Costs      | Yes        |                             |     |