

**Villa D Theresa 3 bed, 3.5 bath North West Point Road**

W Bay South

MLS# 417900

**CI\$610,000**





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Villa D'Theresa is a low density complex of just 11 condos in the popular area of North West Point Road in West Bay, across from the water and close by to West Bay Public Beach. This 3 bed, 3.5-bath has an open plan living room, kitchen, dining area on the ground floor with private patio, half bath and utility closet. On the middle floor are two bedrooms and 2 bathrooms, the third floor has the third bedroom with full en suite bathroom. The complex includes a shared swimming pool and pool deck, car ports for shaded parking. Well-managed and low cost strata make this a greta first home or perfect investment property. Hurricane windows and doors and sitting at approximately 16 feet above sea level, ensuring an ideal elevation in case of a hurricane.

One of the greatest perks of this property is its prime location, in a neighbourhood that is ever changing and alive with entertainment and convenience, just a short stroll away from restaurants and bars, including Vivo, Macabuca, and Cracked Conch, Nova, diving facilities are within easy reach. Convenience is at your fingertips, with just a short drive to Foster's supermarket, Cayman National Bank, and West Bay Pharmacy, making errands a breeze, Camana Bay and Seven Mile Beach is a 10 minute drive, free from the burden of traffic congestion.

**Property Features**

|   |                                   |                       |
|---|-----------------------------------|-----------------------|
| <b>Type</b><br>Residential (For Sale)         | <b>Status</b><br>Reduced          | <b>View</b><br>Inland |
| <b>Listing Type</b><br>Condominium Time Share | <b>Bed</b><br>3                   | <b>Bath</b><br>3.5    |
| <b>Sq Ft</b><br>1,615                         | <b>Block/Parcel</b><br>2C / 184H5 | <b>Area</b><br>10     |
| <b>Year Built</b><br>2006                     |                                   |                       |

**Building Features**

|                            |                         |                                    |                            |
|----------------------------|-------------------------|------------------------------------|----------------------------|
| <b>Oven</b><br>Electric    | <b>TV</b><br>Cable      | <b>Air Conditioning</b><br>Central | <b>Refrigerator</b><br>Yes |
| <b>Washer/Dryer</b><br>Yes | <b>Occupant</b><br>None | <b>Sewer</b><br>Yes                | <b>City Water</b><br>Yes   |
| <b>Dining Area</b><br>Yes  | <b>Kitchen</b><br>Yes   | <b>Living Room</b><br>Yes          |                            |
| <b>Pets</b><br>Yes         |                         |                                    |                            |

## **Additional Features**

|                              |                              |                                    |                           |
|------------------------------|------------------------------|------------------------------------|---------------------------|
| <b>Floor Level</b><br>1      | <b>Stories/Building</b><br>2 | <b>Number of Units</b><br>78       | <b>Stories/Condo</b><br>1 |
| <b>Construction</b><br>Block | <b>Class</b><br>Existing     | <b>Possession</b><br>At Completion | <b>Foundation</b><br>Slab |
| <b>Strata</b><br>305         |                              |                                    |                           |