

ORCHID HOUSE

QUALIFIES FOR STAMP DUTY WAIVER

FIRST TIME CAYMANIAN BUYERS!

Pre-Construction 3 bedroom / 2 bath Homes. Being built on 0.289 Acres of land in Logwood Estates (Midland Acres). Open floor with room to add on in the future. 1,342 sq. ft consisting of 1,216 sq. ft for the house and 126 sq. ft for the covered porch.

CI \$199,000



Michelle Bush
Senior Sales Executive



**Professional, Friendly,
Helpful...**

THE REAL ESTATE COMPANY

Caymanian Village unit #3
#66A North Sound Road
George Town, Grand Cayman

Web: www.therealestatecompany.info

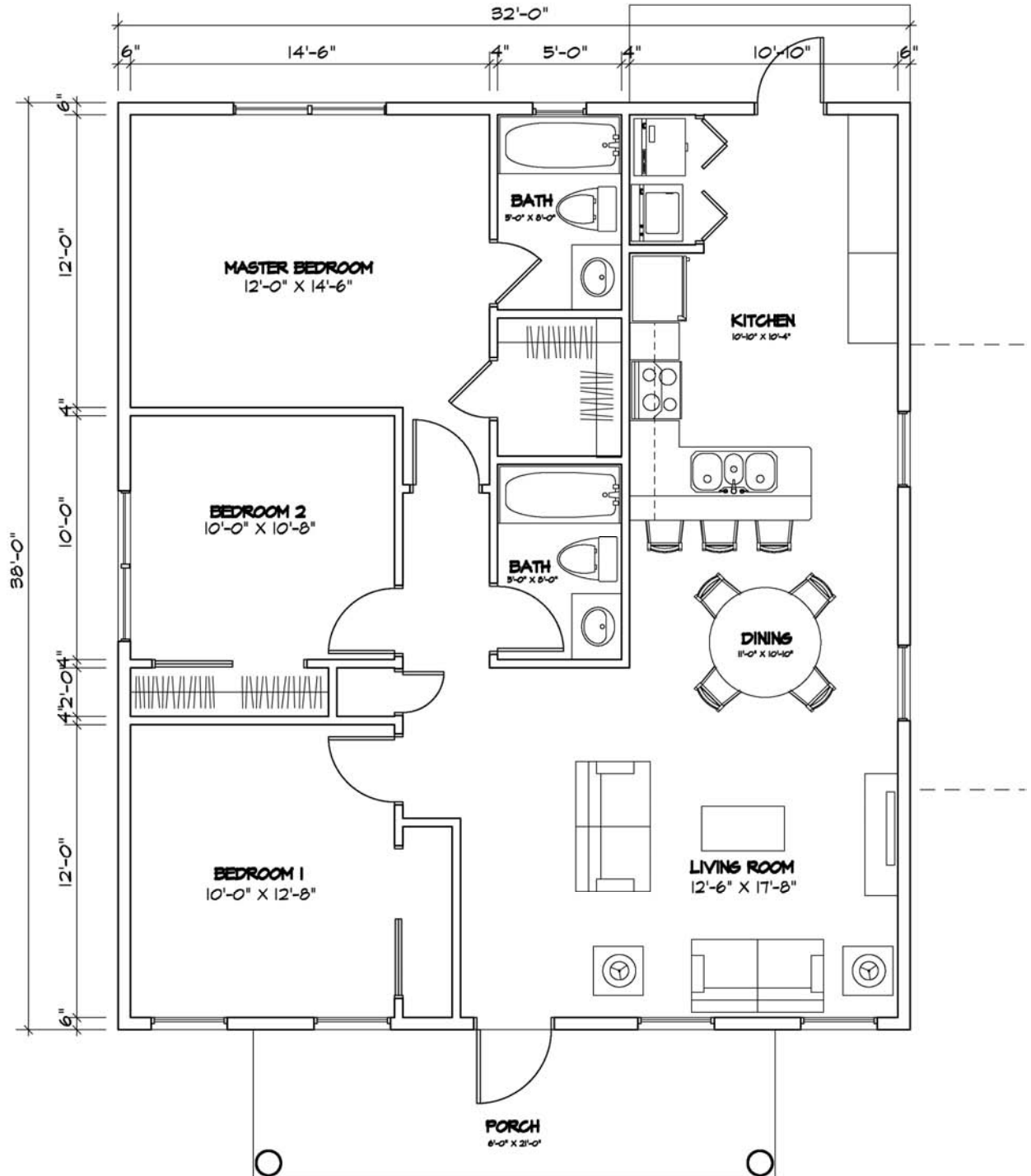
Phone: 345.949.1717
Fax: 345.949.1617

Mobile: 345.916.6244

Email:
michelle@therealestatecompany.info

- 3 Bedrooms
- 2 Baths
- Living Room, Dining Room, Kitchen
- Concrete slab & walls
- Raised Foundation
- Wood frame & Asphalt Shingle Roof
- Tiled throughout
- Fridge, Stove/Oven, Microwave, Dishwasher, Washer & Dryer
- Double Glazed Windows
- Large Yard
- Three 0.289 Acre Lots to choose from
 - 48C/278
 - 48C/279
 - 48C/280
- NO Strata
- High Elevated Land
- 1,342 Sq. Ft. one storey home
- New Construction
- Zoned Low Density residential
- Restrictive Covenants

Floor Plan



Call 949.1717 / 916.6244 or email michelle@therealestatecompany.info for more information!

THE REAL ESTATE COMPANY, LTD. CAYMAN ISLANDS, BWI

"we specialize in investment and development sales"

Exclusive Non-MLS Listings

Logwood Estates Restrictive Covenants

SCHEDULE OF COVENANTS: This land is and each lot shall be sold subject to the Restrictive Agreements set in **MIDLAND ACRES** hereof and with the benefits of the said hereof Restrictive Agreements.

- 1) The Purchaser acknowledges that Midland Acres consist of further development, (including a quarrying operation) and that there shall be several phases of development, which shall not be completed and ready for occupancy at the same time. Attached herewith is the development plan for Midland Acres.
- 2) The Purchaser hereby agrees not to object to the progressive development of phases of Midland Acres. The Vendor may at the Vendor's sole discretion curtail or modify Midland Acres including but not limited to lot size and usage.
- 3) The Purchaser hereby agrees not to object to the further development of Midland Acres which may include the registration of one or more separate plans and hereby consents to the use of the utilities facilities installed in and forming a part of the common property in order that any portion of Midland Acres not included in the plan can be provided with utilities services.
- 4) The Purchaser shall not be entitled to make objection or claim for compensation by reason of any modification to the development plan.
- 5) The Purchaser acknowledges that the quarrying operation is an integral part of the development operation and shall not object to any changes or modification of this operation.
- 6) Not to erect or maintain on the land any building other than dwelling house with a minimum of 1,100 square feet, with the necessary out buildings and garage accommodations. Not to erect a building constructed of texture 1-11 or have roofing made of galvanized (zinc roof).
- 7) Not to use any dwelling house or building erected on the other than for purposes of a single dwelling house and not to do any other acts or things on the land which shall be a nuisance to the owners or occupiers of any of the lands forming part of the subdivision.
- 8) Not to allow the land to remain unclear or grass to remain unmowed or fallen trees to remain on the land thereby presenting a possible fire hazard to the subdivision but at all times to maintain the place in good and proper condition.
- 9) Purchaser hereby covenants to submit all building plans to the Vendor for review and approval prior to the start of any construction and that any such proposed dwelling to constructed upon said property shall conform and comply with all existing codes and laws of the Cayman Islands, B.W.I..
- 10) The purchaser hereby covenants not to allow any such unfinished building on the said property to remain in a state of disrepair for a period of not more than (1) year from the date of grant of permission to build as given by the Planning Department of the Cayman Islands Government except where such completion is impossible or would result in great hardship due to strikes, fire, national emergency or natural calamities. If not so completed, or if construction shall cease for a period of sixty (60) days without the permission of the Vendor, the unfinished structure or unfinished portion thereof shall be deemed a nuisance and forthwith removed by the Vendor at the sole cost of the Purchaser.
- 11) The Purchaser hereby covenants that any dwelling or building which may be destroyed in whole or part by fire, windstorm, and flood or for any other cause or act of God must be rebuilt or all debris must be removed and the said property or building restored to sightly condition. Such rebuilding or restoration is to be completed with reasonable promptness and in any event within eight (8) months.
- 12) The Purchaser hereby covenants that no temporary structures shall be placed or erected upon any said property at any time without the written permission of the Vendor.
- 13) The Purchaser hereby covenants that no building materials shall be stored on any said property or building except temporarily during continuous construction of a building or its alterations or improvements unless enclosed in a service yard or within a building so as not to be visible from any neighboring property or adjacent streets unless otherwise approved by the Vendor.
- 14) Not to plant or maintain any trees or plants above six feet in height less than five feet from the adjoining lots.
- 15) Not to occupy any unfinished building on the property.
- 16) Not to keep within the dwelling house or cutilage any livestock animals other than the usual household pets.
- 17) Not to subdivide the said land or construct any fence exceeding six feet.
- 18) If the Purchaser is in arrears with the payment of two (2) monthly installments in the aggregate, the Vendor shall serve a written notice on the Purchaser that this agreement be completed within twenty-one (21) days after the service of the notice; failing compliance with the said notice, all monies paid on account to the purchase price shall be forfeited to the Vendor. (Time is of the essence with regard to this clause.)
- 19) Any notice given hereunder shall be registered mail (registered air mail if the Purchaser resides outside of the Cayman Islands) and shall be deemed to be served seven (7) days after the posting thereof, and shall BE ADDRESSED TO THE Vendor, the attorneys at law of the Vendor, or the Purchaser at the address given herein, or such other address as may be notified by either party to the other from time to time.
- 20) This agreement shall be governed and construed in accordance with the Laws of the Cayman Islands.