

# THE REAL ESTATE COMPANY, LTD.

## CAYMAN ISLANDS, BWI

"we specialize in investment and development sales"



## Lemon Breeze

CI \$ 150,000 2 bed / 1 bath

(Selling Units 10, 11, 12)

Multi-Unit Sale

Area: 40

Status: NEW TO MARKET

Legal SPOTTS Block 24E Parcel 262HX

Bedroom 2 bedrooms

Sq. Ft. 1002 or 1018 sq. ft.

Baths 1 bath per unit

Yr Built 1988 and renovated in 2004

View GARDEN VIEW

Stories B 2

Class RESALE

Stories C Each condo is on 1 level

Furnished Fully

Flr Level 1st or 2<sup>nd</sup> floors

# Units 13 in complex

Living Room	Y	Oven	ELECTRIC	Construction	STUCCO
Dining Room	N	Dishwasher	Y	Foundation	SLAB
Breakfast	N	Microwave	Y	Pool	Y
Kitchen	Y	Disposal	N	Tennis	N
Den	N	Fridge	Y	Fence	N
Family Room	N	Washer/Dryer	Y	Cistern	Y
Porch	N	A/C	Central	Well	N
Patio	N	TV	CABLE	Sewer	N
Garage	N	Pets	N	Septic	Y
Car Port	N	Title	Freehold	City Water	Y
Elevator	N				

Water Frontage	NONE	Land Certificate	n/a	Forced Sale	NO
Occupant	TENANTS	Possession	At Closing	How Shown	BY APPOINTMENT/LIST

Monthly Maint Cost	CI \$135	Gross Annual Income	Potential CI \$1700 per mo.
Annual Insurance	CI \$2800 per yr.	Insurance in Maint Costs	N
Monthly Sewage	Included in	Sewage in Maint Costs	Y

maintenance

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Directions 393 A-C Marina Drive  
Remarks Complex offers large spacious units at excellent rent rate. Each unit is fully furnished and all have central AC. Completely renovated and refurnished after hurricane Ivan in 2005 including pool resurfacing and deck. Lush landscaping offers privacy and beauty. Property has been Strataed and two units were sold for CI\$182,000 each!

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List Office The Real Estate Company Ltd. Office: 345. 949.1717  
Phone 345.949.1717 Fax: 345.949.1617  
List Agent ELIZABETH M. ROSS List Company Web Site:  
[www.therealestatecompany.info](http://www.therealestatecompany.info)  
Mobile Phone 345.916.7892 List Agent email: [rec@candw.ky](mailto:rec@candw.ky)

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## Interior Pictures



# Lemon Breeze - Unit List

Unit#	Sq Ft	Bed/Bath	Location
10	1002	2 bed 1 bath	ground floor
11	1002	2 bed 1 bath	2nd floor
12	1002	2 bed 1 bath	2nd floor

## SITE PLAN



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