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206 Berry Drive, Beach Bay – Charming 3 Bed on an expansive 0.35 acre lot

Lower Valley, Cayman Islands

MLS# 421450

CI$699,000















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Set within a peaceful neighborhood and surrounded by mature tropical foliage, this distinctive 3-bedroom, 2-bathroom Cayman cottage-style home offers over 2,000 sq. ft. of living space, exceptional privacy and a wonderful sense of tranquility. Situated on an expansive 0.35-acre lot in a high and dry area, the property welcomes you with its lush surroundings, newly renovated front porch and generously sized rear porch, both offering inviting spaces to relax and enjoy the natural setting. Ideally positioned just a short distance from the ocean and within convenient proximity to the upcoming Mandarin Oriental, the property also benefits from an appealing location with exciting future prospects.

Inside, the home makes an immediate impression with its soaring vaulted ceilings, original Jamaican windows and abundance of natural light. These features, combined with the open-plan layout, create a wonderful sense of space, volume and character. The kitchen has been thoughtfully upgraded with newer appliances, including a gas stove, while the spacious bedrooms feature new flooring, excellent ceiling heights and ample built-in storage.

Both bathrooms have been nicely renovated and feature modern walk-in showers. Additional storage is available within the generously sized attic, which also accommodates a practical utility and tool area, along with a new water heater.

Further improvements include brand-new split air-conditioning systems, with all indoor units and exterior condensers replaced in 2026, as well as replaced eavestroughs and downspouts to both the front and rear of the home. The property also benefits from a cistern.

Beyond its existing charm and functionality, the generous lot offers exciting possibilities for future enhancement. Whether envisioning a swimming pool, pickleball court, additional outdoor amenities or an expansion of the existing home, there is ample room to make the property your own.

A unique opportunity to enjoy the character and charm of traditional Cayman-style living, complemented by practical upgrades, generous outdoor space and the proximity to the ocean.

Get in touch today to schedule your private viewing!

Property Features

Type	Status	View
Homes (For Sale)	New	Garden View

Listing Type	Bed	Bath
Single Family Home	3	2

Sq Ft	Block/Parcel	Area
2,096	38E / 128	50

Year Built
2001

Building Features

Garage
Furnished

Pets
Yes

Additional Features

Zoning	Covenants	Foundation
AC (Split)	Dining Area, City Water, Living Room, Kitchen Area	Oven (Yes), Washer (Yes)