




## Condominium Listing

### 45 Harbour Heights

1453 West Bay Road

**Remarks:**

Enjoy 400 ft of prime white sand Seven Mile Beach with beach walks, snorkeling, swimming and stunning Cayman sunsets from this ocean view 2bed second floor apartment. Relax with a coffee or cocktail from your balcony whilst overlooking the garden and pool with an incredible view which flows out over the ocean. Live oceanfront, simply stay a while or enjoy excellent rentals. Harbour Heights is one of the few SMB complexes which is pet friendly!

**Price:** US\$ 1,150,000.00 

**MLS:** 408054 **BI/Parcel:** 11B/9/45  
**Contact:** [Michael Joseph](#)

**STATUS:** **NEW**

**Property Features:**

<b>Acreage:</b> 1	<b>Baths:</b> 2.0	<b>Bedrooms:</b> 2.0
<b>Class:</b> Existing	<b>Construction:</b> Block	<b>Covenant:</b> no
<b>Deed:</b> Unknown	<b>Financing:</b> None	<b>Floor Level:</b> 2
<b>Forced Sale:</b> no	<b>Foundation:</b> Slab	<b>Land Certificate:</b> Not Issued
<b>Occupant:</b> Not Applicable	<b>Possession:</b> At Closing	<b>Sea Frontage:</b> 400
<b>Shown:</b> By Appointment/List Agent	<b>Square Feet:</b> 1250	<b>Stories Building:</b> 3
<b>Stories Condo:</b> 2	<b>Title:</b> LeaseHold	<b>Units:</b> 46
<b>Year Built:</b> 1978	<b>Zoning:</b> Beach Resort/Residential	

**Annual Gross Income (est.):** US\$ 48,000.00

**Total Related Costs Per Month:** US\$ 1,665.00

**Maint:** 1663.00      **Ins. in Maint Cost:** yes

**Sew. Cost in Maint:** yes

**Directions:**

Driving north on the West Bay Road the complex is the last on the left hand side before the road turns at the Public Beach and Kimpton Seafire Resort.

**Street Atlas:** Page: 17 Row: b Column: 4

**Amenities:**

A/c (yes)	City Water	Dining Area
Dishwasher	Furnished	Kitchen Area
Living Room	Microwave	Oven (electric)
Parking	Patio	Pets Allowed
Pool	Porch (unscreened)	Tv (yes)
Washer/dryer (yes)		

**Features:**

Beach	Landscaped	Ocean
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