

Michael Joseph

#2 RE/MAX Cayman Islands 2010

#2 RE/MAX Caribbean and Central America 2010

#11 RE/MAX Intl. 2010

Over US\$ 18 million worth of property in 2010. That's a transaction every 8 days!

Hall of Fame, Chairman's Club, Platinum Club, Lifetime Achievement



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- 1 Ocean Pointe Villas - US\$280,000 - 2bed 2 bath luxury living in modern condo complex with parking. MLS 103207 - **Stunning ocean views!**
- 2 West Bay Land - C\$130,000 - Large 0.44 acre of residential land. Mostly filled in heavily wooded area. MLS 103011 - **Ready to build!**
- 3 Birch Tree Hill Rental - US\$465,000 - The building has 10 studio apartments. All units are nicely finished with furniture and AC units! - MLS 091389 - **Immaculate condition!**
- 4 Highlands Lot - C\$107,000 - 0.294 acres. Great site to build your dream home on. Close to the beach and Foster's new supermarket. MLS 102932 - **Great location!**
- 5 Lakeshore Villas #9 - C\$225,000 - This 2b/2.5b villa includes garage, gym, clubhouse & pool. Fantastic investment & great area. MLS 102069 - **Lake views & lovely landscaping!**
- 6 Vista Del Mar - Starting at US\$511,000 - Possibly one of the last great waterfront lots on North Sound. Gated & full service community. MLS103041/103042 - **Cayman's Finest!**
- 7 Cypress Point - Crystal Harbour - US\$1.195 mill - Made for entertaining, with screened in pool at the heart. All high end finishes. MLS 090766 - **Perfect for a family!**
- 8 Turnberry Phase 2 #8 - US\$875,000 - 3b/3.5b villa development nestled in the heart of the Ritz Carlton Safehaven. MLS 088491 - **Enjoy the Caribbean breezes and views!**
- 9 Ritz Carlton Condo #506 - US\$5.75 mill - Large beachfront terrace. The best deal on a beachfront unit in the entire development. MLS 102972 - **Spectacular views!**
- 10 Canal Point Commercial Lot - From US\$2.024 mill - 1.87 acre on prime by-pass frontage. Excellent opportunities! MLS 043371 - **Commercial centre!**
- 11 Britannia #312 - US\$495,000 - Highly desirable complex w/ a well run strata. Renovated & furnished 2b/2.5b condo adjacent to the golf course - MLS 101980 **Fantastic amenities!**
- 12 Regal Beach Club #522 - US\$549,950 - Furnished 2b/2b in excellent condition. Successful on site rental programme. Manicured lawns & 2 pools - MLS 091024 **The wonders of 7MB!**
- 13 Treasure Island #103 - US\$675,000 - 3b/2b nice sized condo to call your own. Very central with lots of amenities including, pool and tennis. - MLS 113284 **Great location!**
- 14 GT Commercial Land - US\$1 mill - Centrally located & benefits from high elevation. MLS 089480 - **Tremendous upside potential!**
- 15 Oceana #201 - US\$1.69 mill - 3b/3.5b villa located on the pristine sunset shore. Hurricane protection, high end and modern finishes! MLS 113475 - **60 seconds from town!**



Spinnakers at Red Bay

Wonderful new community w/ 3b, 2 semi detached homes on one lot. Each home has a private balcony/patio, pool & garage. Stainless steel appliances, granite and wood cabinets throughout. Hurricane Shutters, ICF Construction, wood flooring and upgraded finishes all included. Upgrade options allow for additional rooms!

HUGE YARD WITH 2,964 SQ. FT OF HOME! 8 FEET ABOVE SEA LEVEL.

MLS 103119/126

C\$495,000

- 16 Windsor Lakes #507 - C\$145,000 - Furnished 2b/2b unit in need of a little TLC. Perfect for first time buyer. - MLS 091130/102891 - **Walk to Town!**
- 17 Kisha #103 - US\$674,999 - Brand new, high-end, ground floor ocean front condo. Views of the south coast & harbour. Easy access to pool & parking. MLS 101896 - **A must see!**
- 18 Orchid Cove at South Sound - Starting at US\$599,000 - Eight 2 & 3 beds on beach. Complete w/dens & Jacuzzis. MLS 065275-81 - **Location = Investment!**
- 19 Smith Road Neighbourhood Commercial - C\$242,000 - Excellent location! Hard to find land in this area with this zoning! MLS 102603 - **Great opportunity!**
- 20 Alexander Place - C\$1,890,000 Invest in 9 commercial & retail units w/ tenants in place & an established income. MLS 091582 - **Prime investment!**
- 21 Shedden Road Commercial Land with Building - C\$975,000 - High traffic location! 0.39 acre, filled and has deep wells and 1472 sq ft building. MLS 102090 - **Prime spot!**
- 22 Smith Road Villas #30 - C\$170,000 - Lowest priced resale in the complex. 2b/2b with fenced back yard & concrete drive. MLS 091155 - **Excellent for a 1st time buyer!**
- 23 Liguinea Circle Home - C\$585,000 - Nice big home with 5 bedrooms, 4 baths and a maid's quarters - MLS 102705 - **Very close to town!**
- 24 South Cove #1 - C\$180,000 - Solid verandah style condo w/double master beds. Easy reach of sports facilities & town - MLS 091489 - **Rental investment!**
- 25 Evergreen Villas #5 - C\$244,500 - Spacious 2b/2.5b w/great living area & open plan kitchen. Tranquil settings & strong construction. MLS 101806 - **Fully furnished!**
- 26 South Sound Beach Front Home - US\$2,950,000 - Gorgeous home, recently renovated in '06 w/stunning views. - MLS 090772 - **100' of sandy beach!**
- 27 Breezy Pines #8 - C\$239,000 - Charming 2b/2b in a small complex in South Sound w/pool. Pet friendly & rents well. MLS 102164 - **Great price!**
- 28 Land Off Selkirk Drive - C\$189,000 - Nice sized piece of land well suited for a home with a big yard or a small set of apartments! MLS 113255 **At Closing!**
- 29 Egret Walk #6 - US\$187,500 - Fantastic refurbished 2B/2B condo with an upstairs den. Quiet neighbourhood. MLS 103136 - **Close to schools! HUGE DEAL!**
- 30 The Spinnakers at Red Bay - C\$495,000 - Duplex community with 3b 2,964 sq. ft. on private parcel. Add rooms with an upgrade! MLS 103123/126 - **1st 8 buyers get a free pool!**
- 31 Island at Paradise Cove - US\$949,000 - Solid 4b/4.5b home on corner lot w/ 250' canal frontage, lush garden & pool. - MLS 089351 **Beautifully finished & furnished**
- 32 Harbour Point Villas #1 - C\$299,000 - 2b/2b condo with brand appliances and high quality flooring and counter tops. - MLS 090750 **Close to town and good elevation!**
- 33 Lantern Point #57 - C\$230,000 - 2b/2b furnished condo situated near pool with lush landscaping for privacy and huge covered patio. MLS 113320 **Garden views!**
- 34 Big Prospect Duplex - C\$347,000 - Motivated seller. Large duplex w/one side currently rented! MLS 091256 - **Cover your expenses in your own home!**
- 35 Patrick's Island Waterfront - US\$395,000 - 0.34 acres. Seawall recently redone and reinforced, and is cleared and filled. MLS 102948 - **Ready to build!**
- 36 Prospect Drive House - From C\$406,000 - 3b/2.5b foreclosure opportunity. Please contact for further information and photos - MLS 102359 - **Act now!**
- 37 South Shore #204 - C\$310,000 - 3b/2b Fully furnished including 2 flat screen TVs. Upgraded kitchen - MLS 102549 - **Great price!**
- 38 Cresting Wave - US\$6,500,000 - 6b/6.5b large 3 story estate home boasts stunning ocean views. Simply the best of what Cayman has to offer! MLS 101919 **Incredible home!**
- 39 Windward Drive - C\$490,000 - Fully let home with income producing outbuildings and canal access in up and coming area - MLS 102104 - **Income earner!**
- 40 Savannah Meadows - C\$320,000 - Large family home in a nice quiet neighborhood. In need of some work and TLC - MLS 102806 - **Transform it into a great home!**
- 41 Frank Sound Residence - C\$220,000 - 4b/2.5b bath home. Proximity to the new school. MLS 102944 - **High & Dry!**
- 42 Ocean Breeze at East End - C\$179,000 - A brand new semi-detached home community developed in East End. MLS 103127 - **Beautiful ocean views!**
- 43 Northside Fixer Upper - C\$293,500 - 4b/4b two storey concrete building with surrounding wooden porches. Needs some TLC. MLS 113508 - **Beachview Home!**



Harbour Point Villas #1

Only 11 units in this great pre-construction opportunity. Views of the North Sound and private canal for your boat...
REDUCED.
WHAT MORE COULD YOU ASK FOR?

MLS 090750

C\$299,000



Ocean Pointe Villas #7

This 2b/2b unit is within a fantastic development. Stunning ocean views from the condo and entire complex. Unit also overlooks the pool. Lush & colorful landscaping with ample parking. Caribbean scenery at it's finest.

MLS 103207

US\$280,000



Britannia #312

A highly desirable complex with an excellent and very successful rental history. Well run strata and beautifully maintained landscaping. 2b/2.5b recently renovated and well priced, this condo is nestled on the golf side and enjoys beautiful views.

MLS 101980

US\$495,000



Lantern Point #57

2b/2b furnished condo situated near pool with lush landscaping for privacy and huge covered patio.

GARDEN VIEWS!

MLS 113320

C\$230,000

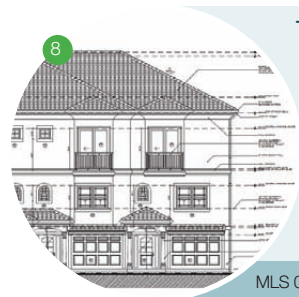


Regal Beach #522

Furnished 2b/2b in excellent condition. Full management, cleaners, and security on site further enhance this already excellent investment. Manicured lawns, 2 pools and the beauty of 7 Mile Beach.

MLS 091024

US\$549,950



Turnberry Phase 2 #8

3b/3.5b villa nestled in the heart of the Ritz Carlton Safehaven. Offering golf, canal and pool views & elevated to 23 feet above sea level. Villas come complete with 2 car garage, travertine floors, granite counters and stainless steel appliances.

MLS 088491

US\$875,000



Vista Del Mar

Possibly some of the last great waterfront lots on North Sound. Gated & full service community, with on site manager, tennis court and several marinas within the compound.

MLS 103041/42

CAYMAN'S FINEST

FROM US\$511,000



Treasure Island #103

3b/2b nice sized condo to call your own. Very central with lots of amenities including, pool and tennis.

GREAT LOCATION!

MLS 113284

US\$675,000



RE/MAX Cayman Islands

Michael Joseph

Secure Tomorrow Today