



## Michael Joseph

**28 SOLD transactions in 8 months!**

That is ONE SALE every 8.5 days!



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- 1 West Bay Land - **CI\$130,000** - Large 0.44 acre of residential land. Mostly filled in heavily wooded area. MLS 103011 - **Ready to build!**
- 2 Paradise Point #4 - **CI\$280,000** - 3b/2.5b condo, with private pool and garden. Granite countertops and stainless steel appliances. MLS 113929 - **Great ocean view starter!**
- 3 Birch Tree 10-Plex - **US\$465,000** - The building has 10 studio apartments. All units are nicely finished with furniture and AC units! - MLS 091389 - **Immaculate condition!**
- 4 Birch Tree Villas #2 - **CI\$138,000** - Fantastic 1B/1B condo in a small well run strata. Great starter home with very low costs and fees! - MLS 113478 - **Great backyard patio area!**
- 5 Coral Gables Family Home - **CI\$329,000** - 5B/4B home in a very nice part of West Bay. Clean and ready to move into! Very large back patio! MLS 113811 - **Perfect for a family!**
- 6 Highlands Lot - **CI\$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!**
- 7 Lakeshore Villas #9 - **CI\$210,000** - This 2b/2.5b villa includes garage, gym, clubhouse & pool. Fantastic investment & great area. MLS 102069 - **Lake views & lovely landscaping!**
- 8 Vista Del Mar Home or Land - **Starting at US\$962,000** - Amazing property in gated & coveted community. Elevated to 10' above MSL. MLS113999/ 103041/2 - **Luxury!**
- 9 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!**
- 10 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!**
- 11 Lacovia #18 - From **US\$850,000** - Fantastic 3B/3B in one of Cayman's best run complexes. The beach is one of the best areas of 7MB! MLS 113902 - **Great location!**
- 12 7 Mile Bypass Commercial Lot - From **US\$1.619 mill** - 1.87 acre on prime by-pass frontage. Excellent opportunities! MLS 043371 - **Commercial centre!**
- 13 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!**
- 14 Regal Beach #522 - **CI\$599,950** - Furnished 2b/2b in excellent condition. Manicured lawns and 2 pools. - MLS 091024 - **Beautiful views of SMB!**
- 15 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!**



## THE SPINNAKERS

AT RED BAY  
Wonderful new community w/ 3bed semi detached homes on one lot. Each home has a private balcony/patio, pool & garage. Hurricane Shutters, ICF Construction, wood flooring & upgraded finishes ALL included.

**FIRST 8 BUYERS, GET A FREE POOL!**

**ONLY CI\$167 PER SQ. FT!**

**ASK FOR EMAIL PACK!**

MLS 103119/126 **CI\$495,000**

- 16 Alexandra Place - **CI\$1.510 mill** - 9 tenanted units for sale. Excellent location with great proximity to town. MLS 091582 - **Great commercial property!**
- 17 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 - **Exclusive and executive!**
- 18 Seaview Residences #201 - **US\$1.38 mill** - 2b/2.5b . Offering the finest in finishings, custom & contemporary design inside and out. - MLS 113948 - **The best unit offered!**
- 19 Kisha #103 - **US\$674,999** - Brand new, high-end, ground floor ocean front condo. Harbour views and easy access to pool & parking. MLS 101896 - **A must see!**
- 20 Palm Springs #31 - **CI\$235,000** - Well maintained 2 bed/2.5 bath in South Sound. Spacious unit with pool, gym and tennis courts. MLS 113983 - **Low monthly fees!**
- 21 Caribbean Paradise - **US\$380,000** - Recently refurbished 2b/2b townhome w/2nd floor entrance & wrap around balconies on both floors 0. MLS 114303 - **What a beach!**
- 22 South Cove #1 - **CI\$180,000** - Solid verandah style condo w/double master beds. Easy reach of sports facilities & town - MLS 091489 - **Rental investment!**
- 23 Evergreen Villas #5 - **CI\$244,500** - Spacious 2b/2.5b w/great living area & open plan kitchen. Tranquil settings & strong construction. MLS 101806 - **2 years Strata paid!**
- 24 Cayman Crossing #21 - **CI\$229,000** - This 2 bed 2.5 bath condo is located in one of the Island's most desirable areas to live. - MLS 113992 - **Beautiful sea views!**
- 25 Sunrise Phase II #8 - **CI\$230,000** - 3b/2b furnished unit on upper floor overlooking pool. Very close to town. - MLS 113939 - **Fabulous value for South Sound!**
- 26 Land Off Selkirk Drive - **CI\$149,000** - Nice sized piece of land well suited for a home with a big yard or a small set of apartments! MLS 113255 **0.67 acre!!**
- 27 Egret Walk #6 - **US\$187,500** - Fantastic refurbished 2B/2B condo with an upstairs den. Quiet neighbourhood. MLS 103136 - **Close to schools! HUGE DEAL!**
- 28 Bougainvilleas #5&10 - **Starting at CI\$149,000** - Small complex with pool in a great location near shops, school and gym. MLS 114203/114253 - **Low monthly fees!**
- 29 Golden Springs Plantation - **CI\$181,000** - 1b/1.5b townhouse in Red Bay. Great starter home with low fees. - MLS 113943 - **Close to town!**
- 30 The Spinnakers at Red Bay - **CI\$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 Red Bay 30 acre Canal Front - **US\$3.9 mill** - 30.8 acres of canal front land for development. - MLS 113946 **A developer's dream in the right location!**
- 32 Big Prospect Duplex - **CI\$347,000** - Motivated seller. Large duplex w/one side currently rented! MLS 091256 - **Cover all your expenses in your own home!**
- 33 Prospect Drive House - **CI\$406,000** - 3b/2.5b foreclosure opportunity. Please contact for further information and photos - MLS 102359 - **Act now!**
- 34 Palms at Patrick's Island #19 - **CI\$275,000** - 3b/3.5b large townhouse style condo, Great starter home for professionals or young family! - **It feels more like a home!**
- 35 Patrick's Island Canal Front Home - **CI\$845,000** - Solid 5b/3.5b home w/ fine fixtures & finishings throughout, clubhouse, pool & jacuzzi - MLS 114357 - **Unbelievable price!**
- 36 Hirst Road - **CI\$530,000** - Oversized parcel (0.6a) w/a sprawling 4,077sq ft home. Requires some minor upgrading & TLC. Bank forced sale. - **A gem!**
- 37 Savannah Meadows Family Home - **CI\$260,000** - 4B/3B Large family home in a nice quiet neighborhood. In need of some TLC. - MLS 102806 - **Great family home!**
- 38 Tranquil Savannah Home - **CI\$659,000** - 4B/3B + DEN with private back garden and pool. Boasts high elevation, and in a peaceful neighbourhood. - MLS 114232 - **An oversized lot!**
- 39 Pedro St. James Home - **CI\$299,000** - Quaint 2b+ den home w/a large patio on a fenced 0.3 acre lot. One minute walk to the panoramic cliff views. - MLS 114293 **Worth a look!**
- 40 Lower Valley - **CI\$622,000** - 3b/2.5b Rural retreat executive residence on 1 acre of exotic garden with mature fruit trees. - MLS 102942 - **Family home with spacious open plan!**
- 41 Pease Bay Development Site - **CI\$1,904 mill** - 5.12 acres of spectacular reef views, excellent natural elevation and a snorkelling paradise! MLS 091291 - **Prime waterfront land!**
- 42 Frank Sound Residence - **CI\$220,000** - 4b/2.5b bath home. Proximity to the new school. MLS 102944 - **High & Dry!**
- 43 Northside Fixer Upper - **CI\$293,500** - 4b/4b two storey concrete building with surrounding wooden porches. Needs some TLC. MLS 113508 - **Beachview Home!**



## OCEANA #201

3B/3.5B condo located on the pristine sunset shore, & offering spacious contemporary design this 3bed villa is home only 60 seconds from town. Every conceivable factor has been considered in designing this 15 unit project. Underground parking, hurricane protection, high end & modern finishes.



**9 of 14 SOLD!**

MLS 113475 **US\$1.69 MILL**



## Seaview Residences #201

2b/2.5b w exquisite views of George Town Harbour from what is undoubtedly the BEST unit in the development! 2 sizeable balconies with panoramic garden to sea views. Offering the finest in finishings, custom & contemporary design inside and out!

MLS 113948 **US\$1.38 mill**



## Tranquil Savannah Home

4b/3b + Den family home in Savannah was upgraded only last year. High Elevation, and in a peaceful neighbourhood this property boasts private back garden and pool on a oversized lot. Minutes from the shopping centre at Countryside and a short commute to Town!

MLS 114232 **CI\$659,000**



## Palms at Patrick's Island #19

This very large 3b/3.5b townhouse style condo will surely impress you. It feels more like a home with fine furnishing and finishings. Great starter home for professionals or young family. UPGRADED & NEGOTIABLE.

MLS 113877 **CI\$275,000**



## Patrick's Island Canal Front Home

Solid 5b/3.5b, 5000 sq ft home w/fine finishings, Cathedral ceilings, hurricane shutters, storm windows, wood cabinets, granite counters, s/steel appliances, clubhouse, pool and Jacuzzi and a beautiful back patio all pours onto the canal front

MLS 114357 **CI\$845,000**