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Elrie Cottage

13 Overplus Lane, Sandys
\$ 525,000

MLS Number: 1016



This home was updated with a lovely designer kitchen - complete with granite counters, stainless appliances and accent lighting! The living room is comfortable with attractive stone detail. Wood floors are found throughout in both bedrooms and the living area.

This is an easy to manage Bermuda cottage with a nice private yard at the back. The area is quiet and residential - convenient for walking to the fast ferry, primary schools, bus and store. As a bonus it comes with a large storage shed, good parking and also water access to the Great Sound.



This property is in move in condition and we'd love to show it to you!

<ul style="list-style-type: none"> • AC • Water Rights • Outside Storage • Child friendly neighbourhood • Good yard for children and pets 	<table border="0"> <tr><td>Bedrooms</td><td>2</td></tr> <tr><td>Baths</td><td>1</td></tr> <tr><td>Apt</td><td>0</td></tr> <tr><td>Sq. Ft.</td><td>850</td></tr> <tr><td>Lot Size</td><td>0.112acre</td></tr> <tr><td>Zoning</td><td>Res 1</td></tr> <tr><td>ARV</td><td>\$ 21,000</td></tr> <tr><td>Land Tax</td><td>\$ 268 p/a</td></tr> </table>	Bedrooms	2	Baths	1	Apt	0	Sq. Ft.	850	Lot Size	0.112acre	Zoning	Res 1	ARV	\$ 21,000	Land Tax	\$ 268 p/a	<table border="0"> <tr><td>Room Sizes</td><td></td></tr> <tr><td>Kitchen</td><td>12 x 11</td></tr> <tr><td>Living Room</td><td>20 x 11</td></tr> <tr><td>Dining Room</td><td>combined</td></tr> <tr><td>Bedroom 1</td><td>11 x 12</td></tr> <tr><td>Bedroom 2</td><td>11 x 12</td></tr> </table>	Room Sizes		Kitchen	12 x 11	Living Room	20 x 11	Dining Room	combined	Bedroom 1	11 x 12	Bedroom 2	11 x 12
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Cranfields Property Bermuda Ltd

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To the best of our knowledge the information contained herein is accurate however we cannot guarantee that it is correct.