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**Cranfields Property**

## Farmers Lane 18 East and West Units

Warwick  
**\$ 1,800,000**

MLS Number: 1121



Two substantial properties for the price of one! The development consists of a 3 bedroom, 3 bathroom townhouse and a 2 bedroom, 3 bathroom townhouse located on a half acre of land. There is a pool in the development that can be shared by both units.

Each townhouse has its own garage and extra parking. This would be ideal for families that want to share a property or for investment income.

Rooms are elegant. Lovely wood floors extend through both units with some carpeting in bedrooms. There are split unit air conditioners throughout and lots of storage. The grounds extend into woodland in the back and the neighbourhood is stable and quiet, close to shops and transport.



- AC
  - Solar water heating
  - Garages
  - Patios
  - Watlington
- |                        |                    |                           |
|------------------------|--------------------|---------------------------|
| <b>Private Lot</b>     | <b>Bedrooms</b>    | <b>5</b>                  |
| <b>Freehold</b>        | <b>Baths</b>       | <b>6</b>                  |
| <b>Non Bermudian</b>   | <b>Sq. Ft.</b>     | <b>4325</b>               |
| <b>PRC Holder</b>      | <b>Lot Size</b>    | <b>0.54 acre</b>          |
| <b>Built 2008</b>      | <b>Zoning</b>      | <b>Res 2/woodland</b>     |
| <b>Tank 10,060 gal</b> | <b>ARV</b>         | <b>\$55,200 \$51600</b>   |
| <b>Tank 8310 gal</b>   | <b>Land Tax</b>    | <b>\$2,730 \$2298 /pa</b> |
|                        | <b>Maintenance</b> | <b>\$1246/m comb.</b>     |

| <b>Room Sizes</b>   | <b>W</b>       | <b>E</b>       |
|---------------------|----------------|----------------|
| <b>Kitchen</b>      | <b>20 x 13</b> | <b>14 x 9</b>  |
| <b>Living Room</b>  | <b>17 x 16</b> | <b>12 x 21</b> |
| <b>Dining Room</b>  | <b>17 x 13</b> | <b>comb</b>    |
| <b>Bedroom 1</b>    | <b>17 x 15</b> | <b>16 x 14</b> |
| <b>Bedroom 2</b>    | <b>20 x 14</b> | <b>14 x 13</b> |
| <b>Bedroom 3</b>    |                | <b>12 x 10</b> |
| <b>Garage</b>       | <b>12 x 18</b> | <b>15 x 18</b> |
| <b>Utility Room</b> | <b>12 x 14</b> | <b>16 x 7</b>  |

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.