



**Sharon Cranfield**  
 sales@bda4sale.com  
 441-305 8074  
 www.bda4sale.com



## Kelton

**29 Rosemont Avenue, Pembroke**

**MLS Number: 1127**

**\$ 1,300,000**



This grand old lady was built long enough ago to have seen 3 generations pass through her doors. Kelton is a fine large house with rambling gardens on Rosemont Avenue in the heart of Hamilton. No longer in her prime but shabbily charming with a possibility of restoration to former grandeur. If you delight in country style secret gardens, shuttered French doors opening to sheltered patios and watching filtered sunlight pattern on pine floors then this could be the home for you.

On the ground floor are fair size reception rooms; living room with fireplace, dining room off the kitchen (with disused chimney) backing onto a separated office - potential family room - leading out to the gardens.

There are 4 bedrooms and 2 bathrooms upstairs in the main house with adjoining 1 bed apartment offering possibilities for reconfiguration.

The property may be purchased subdivided into 2 lots, house + 0.348 Acre and 0.212 Acre of vacant land



<b>Bedrooms</b>	<b>4</b>	<b>Lot Size acre</b>	<b>0.56</b>
<b>Baths</b>	<b>2.5</b>	<b>Zoning</b>	<b>Res 1</b>
<b>Apt</b>	<b>1 x 1bed</b>	<b>Main ARV</b>	<b>\$46,800</b>
<b>Sq. Ft.</b>	<b>2400</b>	<b>Main Land Tax</b>	<b>\$1,722 p/a</b>
<b>Patio</b>	<b>28 x 10</b>	<b>Apt ARV</b>	<b>\$12,900</b>
<b>Year Built</b>	<b>1930</b>	<b>Apt Land Tax</b>	<b>\$122.20 p/a</b>
<b>Watlington Water</b>			

### Room Sizes

<b>Kitchen</b>	<b>12 x 13</b>
<b>Living Room</b>	<b>24 x 12</b>
<b>Dining Room</b>	<b>18 x 10</b>
<b>Bedroom 1</b>	<b>13 x 12</b>
<b>Bedroom 2</b>	<b>12 x 12</b>
<b>Bedroom 3</b>	<b>10 x 11</b>
<b>Bedroom 4</b>	<b>10 x 10</b>
<b>Office</b>	<b>21 x 10</b>

Cranfields Property Bermuda Ltd

(Tel) | 441 305 8074 - (Email) sales@bda4sale.com – Website www.bda4sale.com

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