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**Cranfields Property**

## Raintree

11 Holly Lane, Smiths

**\$ 1,945,000**

MLS Number: 1131



Raintree is a spacious house designed for entertaining with lovely ocean views and a large pool area. The covered porch catches summer breezes and attractive patios transition the home to the pool. The surrounding gardens are well established, comprising 0.69 acre of lawn, palms and flowering shrubs for low maintenance, year-round colour and charm.

This is likely a "forever home" for a family looking for a good neighbourhood with easy access to schools and town and who want to put their own stamp on a property. The main house has 3 bedrooms and 2 bathrooms with a living room, dining room and family room - which can be used interchangeably to suit your lifestyle. Downstairs is a delightful and well planned two-bedroom apartment with the possibility of re-incorporating into the main house should you require. A garage plus tons of storage, AC throughout and a fresh well completes the picture for a family home that ticks all the boxes.



AC – split units	Bedrooms	3	ARV	\$ 78,000
Pool	Baths	2	Land Tax	\$ 5466 p/a
Garage	Apt	1 x 2 bed	ARV lower	\$ 27,600
Patio	Sq. Ft.	1700	Land Tax lower	\$ 482 p/a
Well – watering	Lot Size acre	0.69		
2 Tanks	Zoning	Res 2		
PRC Holder	Year Built			
View to ocean				

### Room Sizes

Kitchen	15 x 10
Living Room	23x 15
Dining Room	15 x 15
Bedroom 1	16 x 14
Bedroom 2	14 x 12
Bedroom 3	12 x 12
Family Room	14 x 11
Garage	
Storage	

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