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**Cranfields Property**

## West Point #4

4 West Point Lane, Hamilton Parish

**\$ 1,800,000**

MLS Number: 1100



Upmarket Townhouse on the ocean with pool and sandy beach.

Showing good return on investment this well-built townhouse comprises 3 bedrooms and 3 ½ bathrooms. The covered patio off the living/dining room is perfect for sundowners and watching the ocean. Fully air-conditioned through-out with a cosy fireplace in the living room. No detail was spared to make this well located residence an appealing up-market home. This includes granite counters, hardwood flooring, quality appliances, fixtures and fittings.

The development comprises 15 similar style homes that share a large quiet communal pool and a beautiful shallow sandy beach.

This townhouse is rented until September 2019

- |                   |                 |                    |                    |
|-------------------|-----------------|--------------------|--------------------|
| • AC              | • View          | <b>Bedrooms</b>    | <b>3</b>           |
| • Fire Place      | • Waterfront    | <b>Baths</b>       | <b>3.5</b>         |
| • Pool            | • Sandy Beach   | <b>Sq. Ft.</b>     | <b>2,920</b>       |
| • Patio           | • International | <b>Maintenance</b> | <b>\$ 820 /m</b>   |
| • 15,000 gal tank | • PRC Holder    | <b>ARV</b>         | <b>\$81,000</b>    |
| • Well            |                 | <b>Land Tax</b>    | <b>\$5,826 p/a</b> |
|                   |                 | <b>Leasehold</b>   |                    |

### Room Sizes

<b>Kitchen</b>	<b>14 x 13</b>
<b>Living Room</b>	<b>28 x 16</b>
<b>Combined</b>	
<b>Bedroom 1</b>	<b>16 x 15</b>
<b>Bedroom 2</b>	<b>14 x 14</b>
<b>Bedroom 3</b>	<b>16 x 15</b>
<b>Laundry</b>	<b>8 x 10</b>
<b>Office/Storage</b>	<b>12 x 7</b>
<b>Outside Store</b>	<b>8 x 10</b>

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