



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



## Killiney

**14 Paddock Drive, Warwick**

**\$ 1,250,000**

**MLS Number: 1130**



Killiney is a charming 2 or 3 bedroom cottage plus a newer 1 bedroom townhouse on a single lot. It is located on a very desirable quiet lane off Burnt House Hill, convenient to shops and transport.

Designed in 2008, the townhouse is sizable with good natural light and tasteful finishes. The front foyer opens to a dining room then an attractive living room offering a galley kitchen to the side. A wide staircase leads to the large master suite with ample closets, lovely bathroom and there is a huge private patio (big enough for a second bedroom).

The original home was enlarged in 2008 when the owners added a new living room and dining room with traditional style high ceilings and French doors to the covered patio which they enjoy year-round. There are 2 bedrooms plus a living room (with fireplace) in the older section which could easily become a 3<sup>rd</sup> bedroom. If you are looking for a home on a single level home in a family friendly area and an additional apartment, Killiney would be one to consider.

	<b>Garden View</b>		<b>Bedrooms</b>	<b>2</b>
<b>AC</b>	<b>Year Built: 1947</b>		<b>Baths</b>	<b>1</b>
<b>Fire Place</b>	<b>ARV House</b>	<b>\$38,400</b>	<b>Apt</b>	<b>1b1b cottage</b>
<b>Patio</b>	<b>ARV Apt</b>	<b>\$ 28,800</b>	<b>Sq. Ft. House</b>	<b>1600 sq.ft.</b>
<b>Well</b>	<b>Land Tax House</b>	<b>\$ 1022 p/a</b>	<b>Sq. Ft. Cottage</b>	<b>1000 sq.ft.</b>
<b>Watlington</b>	<b>Land Tax Apt</b>	<b>\$ 524 p/a</b>	<b>Lot Size</b>	<b>0.22 acre</b>
			<b>Zoning</b>	<b>Res 2</b>

### Room Sizes

#### Main Cottage

<b>Kitchen</b>	<b>12 x 12 + pantry</b>
<b>Living room</b>	<b>32 x 12</b>
<b>Dining room</b>	<b>combined</b>
<b>Bedroom 1</b>	<b>12 x 12</b>
<b>Bedroom 2</b>	<b>12 x 12</b>
<b>Den/Bedroom 3</b>	<b>17 x12</b>

#### Townhouse

<b>Kitchen</b>	<b>9 x 10</b>
<b>Dining room</b>	<b>7 x 14</b>
<b>Living room</b>	<b>16 x 14</b>
<b>Foyer</b>	<b>5 x 7</b>
<b>Bedroom</b>	<b>14 x 14</b>
<b>Store Room</b>	<b>19 x 7</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.