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## Barton House

19 Harvey Road, Paget

\$ 696,700

MLS Number: 1149



A well loved home in Paget offers an opportunity for a young family to put down roots in a good area near South Shore and develop Barton House over time to suit their needs. It is also ideal for those looking to downsize to a single level home near Hamilton and bus routes.

Room sizes are generous for a Bermuda cottage, with attractive natural light and good flow from room to room. The garden is charming, and the flower beds promise delight with a little nurturing.

The living room has traditional tray ceilings and here the focus is on the fireplace with cedar mantle. To the side are French doors opening to a cozy dining room overlooking lilies and flower gardens. The two well sized bedrooms (with split A/C already in place) have larger than expected closets. Downstairs the one-bedroom apartment is attractive and bright and will provide constant income. The garage in the lower garden is an attractive bonus if you are looking for storage or a decent workshop area.

### Room Sizes

<b>AC</b>	<b>Garden View</b>	<b>Bedrooms</b>	<b>2</b>
<b>Fire Place</b>	<b>Year Built</b> 1954	<b>Baths</b>	<b>1</b>
<b>Garage</b>	<b>Lot Size acre</b> 0.17Acre	<b>Apt</b>	<b>1 x 1 Bed</b>
	<b>Zoning</b> Res 1	<b>Main Sq. Ft.</b>	<b>1000</b>
	<b>Tank</b> 10,000 gal	<b>Apt Sq.Ft.</b>	<b>650</b>
		<b>ARV</b>	<b>\$26,400</b>
		<b>ARV</b>	<b>\$15,000</b>
		<b>Land Tax</b>	<b>\$440 p/a</b>
		<b>Land Tax</b>	<b>\$160 p/a</b>

<b>Kitchen</b>	<b>12 x 14</b>
<b>Living Room</b>	<b>14 x 18</b>
<b>Dining Room</b>	<b>15 x 6.5</b>
<b>Bedroom 1</b>	<b>14 x 12</b>
<b>Bedroom 2</b>	<b>12 x 12</b>
<b>Apartment</b>	
<b>Kitchen</b>	<b>12 x 14</b>
<b>Living</b>	<b>14 x 18</b>
<b>Bedroom</b>	<b>12 x 12</b>
<b>Garage</b>	<b>16 x 11</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.