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**Cranfields Property**

## Farmers Lane 18B (West)

Warwick  
**\$ 895,000**

MLS Number: 1122



Fitting perfectly into our indoor/outdoor lifestyle, this large 2 bed 3 bath home opens directly to patios and the pool. The current owners designed it with the option to add a 3rd bedroom if required.

Good natural light, attractive Cyprus flooring, fireplace, cedar accents and air conditioning extend throughout the ground floor. Upstairs are the 2 bedrooms with an elegant master suite boasting its own fireplace as well as a surprisingly large master bath and walk in closet.

On the lower level offering several multi-use options is an enormous store room and laundry, a full bath and the garage.

Whether you are retiring and want a smaller low maintenance home or if you are looking for a 2 bedroom that can grow with your family this is worth seeing.

- AC
- Solar water heating
- Garage
- Patio
- Watlington
- Private
- Freehold
- Non Bermudian
- PRC Holder
- Built 2008
- Tank 10,060 gal

<b>Bedrooms</b>	<b>2</b>
<b>Baths</b>	<b>3</b>
<b>Sq. Ft.</b>	<b>2300</b>
<b>Lot Size</b>	<b>0.136 acre</b>
<b>Zoning</b>	<b>Res 2</b>
<b>ARV</b>	<b>\$55,200</b>
<b>Land Tax</b>	<b>\$2,730 p/a</b>
<b>Maintenance</b>	<b>\$633/m</b>

### Room Sizes

<b>Kitchen</b>	<b>20 x 13</b>
<b>Living Room</b>	<b>17 x 16</b>
<b>Dining Room</b>	<b>17 x 13</b>
<b>Bedroom 1</b>	<b>17 x 15</b>
<b>Bedroom 2</b>	<b>20 x 14</b>
<b>Upper Porch</b>	<b>20 x 14</b>
<b>Garage</b>	<b>12 x 18</b>
<b>Utility Room</b>	<b>12 x 14</b>

Cranfields Property Bermuda Ltd

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