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Cranfields Property

West Point #11

11 West Point Lane, Hamilton Parish

\$ 1,600,000

MLS Number: 1102



Upmarket townhouse on the ocean with pool and sandy beach.

This well-built townhouse is in a sheltered position overlooking the waters of Shelly Bay. Walk directly into the spacious open plan living area from your own parking. Here, and from the adjoining covered patio, enjoy azure water views. Below is the private sandy cove that the residents love! Fully air-conditioned through-out with a fireplace in the living room gourmet kitchen, hardwood flooring, quality appliances, fixtures and fittings. No detail was spared to make this well located residence an appealing up-market home. Rented currently.

The development comprises 13 similar style homes that share a large quiet communal pool and a beautiful shallow sandy beach.

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|-------------------|-----------------|-------------|--------------|
| • AC | • View | Bedrooms | 2 |
| • Fire Place | • Waterfront | Baths | 2.5 |
| • Pool | • Sandy Beach | Sq. Ft. | 1,800 |
| • Patio | • International | Maintenance | \$ 820 /m |
| • 15,000 gal tank | • PRC Holder | ARV | \$ 50,400 |
| • Well | | Land Tax | \$ 2,154 p/a |
| | | Leasehold | |

Room Sizes

Kitchen	14 x 16
Living Room	32 x 15
Dining Room	Combined
Bedroom 1	16 x 16
Bedroom 2	15 x 16
Master Bath	9 x 15
Bathroom 2	9 x 5
Outside Store	8 x 10

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