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Cranfields Property

West Point #5

5 West Point Lane, Hamilton Parish

\$ 1,700,000

MLS Number: 1101



Enjoy easy access to the sandy beach and pool below from this well-built townhouse comprising 3 bedrooms and 3 ½ bathrooms. Located in a more sheltered position facing Shelly Bay Park. This condo shows a good return on investment and is rented until July 2017.

Master bedroom is sizeable with large bath and walk in closet. Fully air-conditioned through-out with a cozy 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.

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

Room Sizes

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

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.