

**16 Tribe Road No. 6,  
Sandys SB 03**



## OVERVIEW

### 1. Property Details

**Address:** 16 Tribe Road No. 6, Sandys SB 03

**Assessment Number & ARV:**

030705118 - 29,400: MAIN HOUSE

030705215 - 9,300: STUDIO LOWER APT

**Zoning:** Residential 1

**Lot Size:** 0.329 acres

**Net livable area:** 1588 sq. ft.

**Gross Area:** 1826 sq. ft.

**Property Type:** Duplex

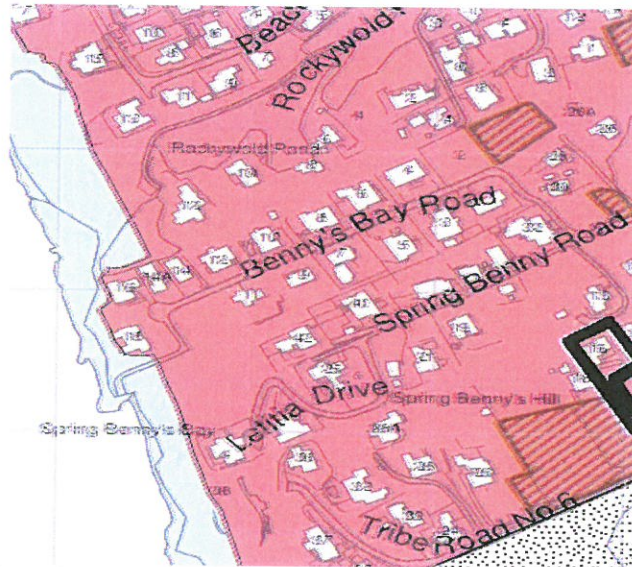
**Status:** Vacant

**Sale Price:** \$595,000.00

**Notes:** The property consist of a duplex with a main apartment on the upper level consisting of 3-bedrooms 2-bathrooms. The lower level consist of a small studio.

## 2. Zoning and Location Plan

### Zoning Plans



Residential 2 Zoning with Open Space Reserve appearing on the NW portion of lot

### Location Plan





### 3. Description of Property

The property is located on a Residential 1 lot on a steep hill and is access via a right of way off of Tribe Road No. 6. The property overlooks Port Royal Golf Course.

'The house was built in 1970 or thereabouts and is of concrete block construction. The roof is traditional Bermuda slate pitched and lapped roof with water catch with fresh water being provided via a subterranean tank.'

#### ACCOMMODATIONS

##### Main Unit

##### Upper Level

Living room	14' 8" x 18' 2"
Entry	3' 8" x 6' 5"
Dining area	10' 11" x 14' 1"
Study/closet	5' 1" x 9' 8"
Kitchen	14' 1" x 7' 11"
Hallway	18' 0" x 3' 5"
Laundry	3' 5" x 9' 3"
Bedroom 1	12' 2" x 4' 10"
Closet	2' 5" x 6' 4"
Hallway	4' 4" x 4' 11"
Bedroom 2	12' 5" x 15' 11"
Hallway	4' 6" x 2' 10"
Bathroom 1	8' 5" x 7' 7"
Bedroom 3	12' 5" x 12' 1"
Closet	2' 5" x 5' 5"
Bathroom 2	4' 11" x 7' 11"
Bathroom 2 continued	3' 5" x 4' 2"
Porch	6' 1" x 2' 11" + 8' 1" x 6' 2"

##### Lower Apartment

Studio	9' 9" x 13' 9"
Kitchenette	13' 10" x 8' 6" + 4' 10" x 4' 10" + 6' 7" x 7' 10"
Bathroom	7' 11" x 6' 1"

### 4. Condition of Property

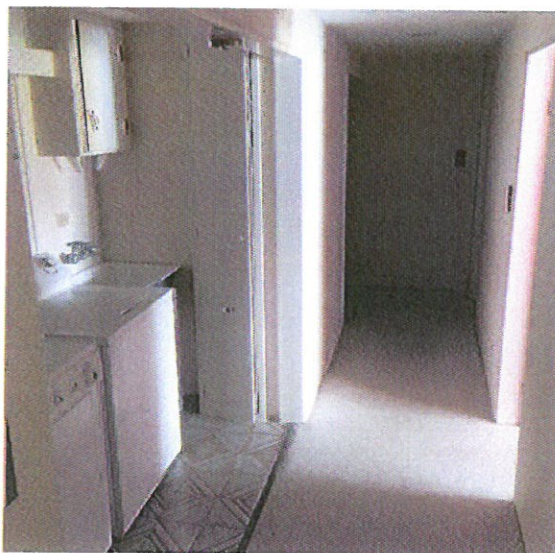
The property is in fair condition however the interiors are very dated and will require upgrading. The kitchen and all bathrooms require updating, the carpet throughout could be removed and replaced.



Dining Room



Kitchen

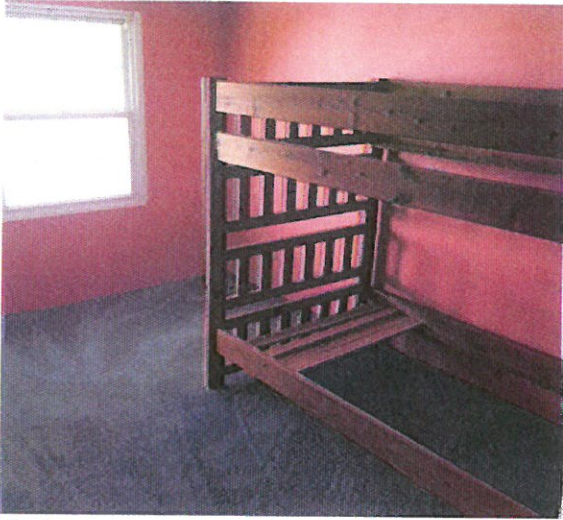


Hallway



Living Room



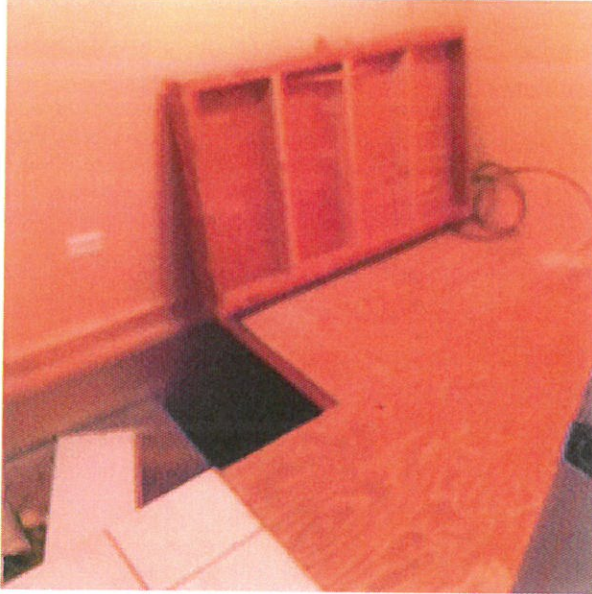


Bedroom



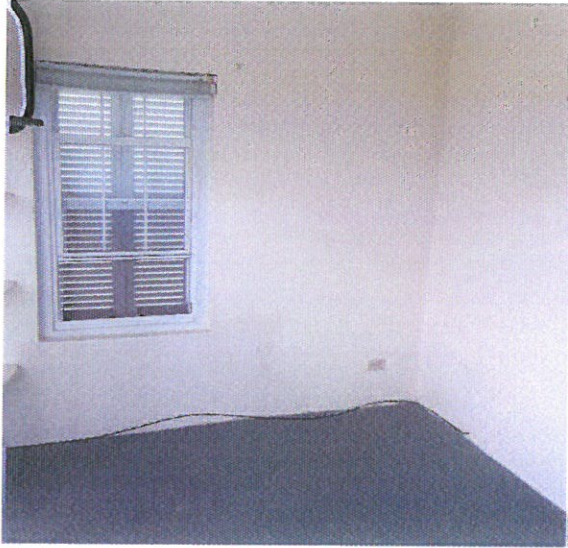
Bathroom

A section of the flooring needs to be replaced that covers the old stairwell to the lower unit.



Partition between den and lower apt

**Lower Apt**



Living area



Bathroom