

**'VALE VILLA'  
5 Random Lane West'  
Warwick WK 03**



## OVERVIEW

### 1. Property Details

**Address:** 5 Random Lane West, Warwick, WK 03

**Assessment Number & ARV:**

101194013 - 22,200: VALE VILLA 1ST FL APT

101195010 - 18,600: VALE VILLA (LOWER APT)

**Zoning:** Res 1

**Lot Size:** 0.188 acres

**Lower Apt Net livable area:** 860 sq. ft.

**Lower Apt Gross Area:** 989 sq. ft.

**Upper Apt Net livable area:** 1079 sq. ft.

**Upper Apt Gross Area:** 1241 sq. ft.

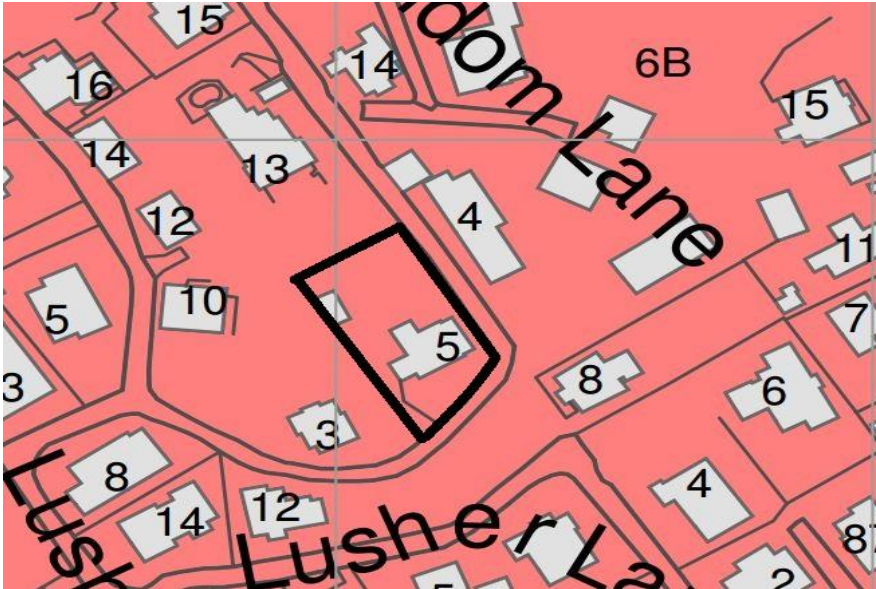
**Market Value:** \$520,000.00

**Property Type:** Duplex

**Notes:** The property consist of a detached duplex house on a low lying lot in Warwick Parish. The house comprises of two (2) apartments each with their own assessment number. The upper apartment consists of 2-bedrooms, 1-bathroom. The lower apartment consist of 3-bedrooms, 1-bathroom; it is not in good condition and requires complete refurbishment. The grounds are not in good condition and mainly laid to grass with shrubs and boundary hedges.

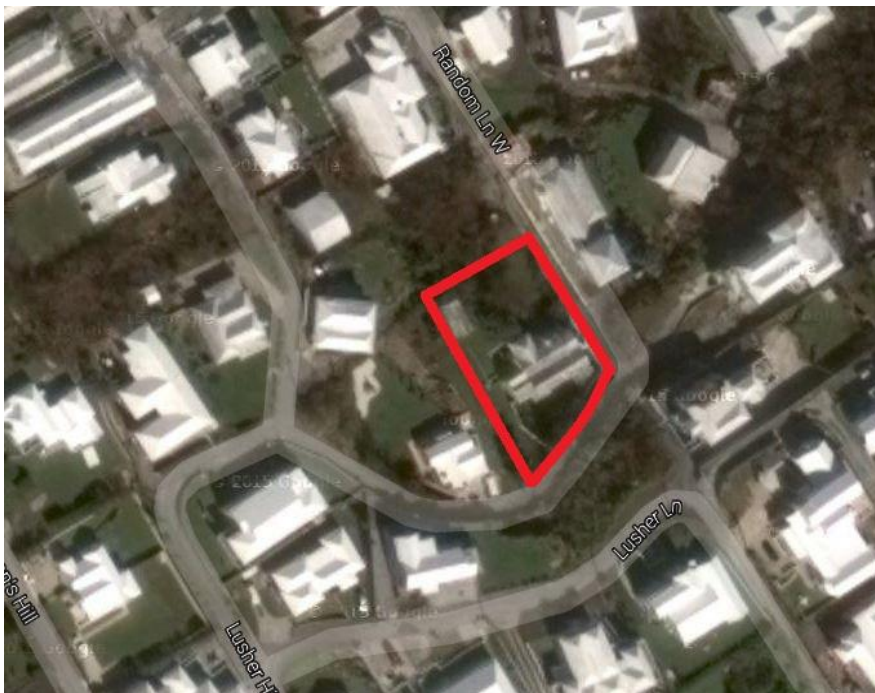
## 2. Zoning and Location Plan

### 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 2 lot with Open Space Reserve appearing on the NW portion of lot. It is a two unit home in a dense residential area in Warwick. The upper main unit consists of 3 bed, 1 bath, kitchen and living room. The lower unit consists of 2 bed, 1 bath, kitchen and living room.

#### 4. Condition of Property

The interiors are dated and require a complete refurbishment.



Kitchen



Living Room



Bedroom



Bathroom



Front Entrance



**Lower Apartment**



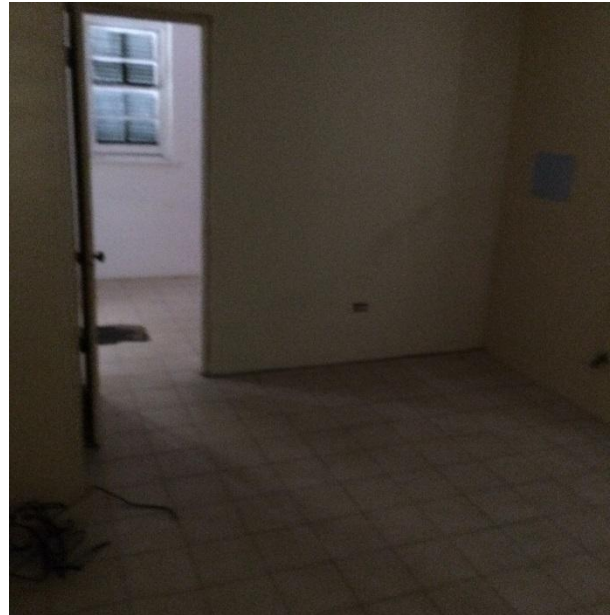
Kitchen Area



Bathroom



Bedroom



Bedroom