

6A Cove Valley Road, St. Georges DD02.



**General Description:**

The subject property is a detached two-story house located on 0.091 acres on an inland lot in a tight residential neighborhood. The property is located on the Lighthouse Hill area of St. David's in St. George's Parish. The site has a small parking verge off Cove Valley Road.

The house consists of the following accommodation:

**Main House (Two Levels):** Stairs lead from the parking area off Cove Valley Road down to a covered porch in front of the main unit entry. A large pair of French doors open into the living area. The living area is adjacent the open plan Dining and Kitchen. Stairs lead to the bedrooms, with the Master Bedroom (1) to the north with a very large open plan en suite bathroom with large Jacuzzi tub. Down the hall are two other Bedrooms (1) and (2), and a second bathroom.

**Apartment (Lower Level):** On the lower level the smaller apartment has a small double French Door as an entry on the south elevation, opening into a small foyer with open kitchen, living and dining area. A bedroom (1) and bathroom sit off the main living area.

**Apartment (Detached):** At the north end of the property, beneath the parking verge is another small one-bedroom apartment with one bathroom. It does not have an assessment number.

The house consists of approximately 2,379 SF of internal living space. Ancillary space includes a covered porch and balcony above, and a large basement storage/pump room which consist of a further 633 SF.

**Externally:**

Off Cove Valley Road there is parking area for one or two cars. A right of way adjacent facilitates access to the lower apartment. A low chain link fence separates the property from the adjacent public field to the west.

<b># of units:</b>	<b>Total Bedrooms:</b>	<b>Total Baths:</b>
Main Apartment	3.0 Bedrooms	2.0 Bathrooms
Lower South	1.0 Bedroom	1.0 Bathroom
Lower North (No ARV.)	1.0 Bedroom	1.0 Bathroom
Age of Building:	>10 Years.	Renovations: N/A

