

**List Price : \$650,000**



**PROPERTY DESCRIPTION**

- A. Property Name and Address:** La Caprice, 8 Midland Heights Crescent, Hamilton Parish CR 02
- B. General Description:** The property consists of a 3 bedroom, 2 bath dwelling on a small lot. The home can be accessed via the kitchen door or the main front door.

The kitchen is dated but in good condition having had new appliances recently installed. The backsplash has been replaced recently but the cabinetry is from the original construction.

The kitchen leads through to an open plan living room and dining area. The windows in the living room, as with majority of the house have been upgraded to PVC. The ceilings are coffered and the floors are good quality tile. There is also a set of French doors leading out to a side garden.

A hallway gives access to the three bedrooms and two bathrooms. The house bathroom is separated with the toilet in one room and sink and bath in a separate room.

The house is air conditioned – split systems.

**Square Footage of Both Land and Building.** The internal square footage is 1,468. The lot is 0.12 acres or 5,227 square feet.

|             |                               |
|-------------|-------------------------------|
| Kitchen     | 16' 0" x 9' 0"                |
| Dining room | 12' 3" x 18' 1"               |
| Living room | 15'11" x 11'11"               |
| Hallway     | 2'10" x 13' 2"                |
| Bedroom 1   | 14' 4" x 9'11"                |
| Closet      | 2' 2" x 9'11"                 |
| Bedroom 2   | 11'11" x 9'11"                |
| Closet      | 2' 3" x 5'10"                 |
| Hallway     | 2'10" x 3' 9"                 |
| Toilet      | 3'11" x 3' 4"                 |
| Bathroom    | 8' 3" x 4'11" + 2' 4" x 2' 4" |
| Bedroom 3   | 14' 2" x 12' 4"               |
| Closet      | 2' 1" x 4' 3"                 |
| Bathroom 2  | 11' 8" x 9' 9"                |

**Assessment Number and ARV.** 080598315, ARV \$23,400



