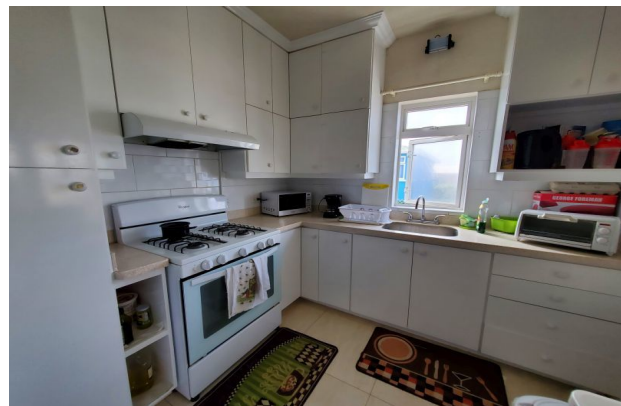




RON KARP REALTY LTD.

REAL ESTATE AGENTS

Dacia, Golf Club Road
Rockley, Christ Church
Tel: (246) 436 7440
Fax: (246) 436 3204
karpreal@karpreal.com
www.karpreal.com



"20 Content Cot"

St. Philip, Coles

US \$475,000

Ref: 2302093

Key Features

- Desirable Location
- Rental Potential
- Fully Enclosed
- Landscaped Grounds
- Open Plan
- View of the Sea



12258 SQ. FT.
Gross Land Area



3

Bathrooms



4

Bedrooms



RON KARP
REALTY LTD.

REAL ESTATE AGENTS

Dacia, Golf Club Road
Rockley, Christ Church
Tel: (246) 436 7440
Fax: (246) 436 3204
karpreal@karpreal.com
www.karpreal.com

A 2-storey, modern masterpiece boasting 4 bedrooms, 3.5 bathrooms, and offering breathtaking ocean views situated in the quiet neighbourhood of Content Cot in Coles St. Philip. Content Cot is located within 10 minutes' drive to the amenities in the rapidly developing Six Roads area. This bright and airy property offers an open concept living area, seamlessly blending the kitchen, dining, and living spaces, laundry room, patio looking onto the front garden, and 1 bedroom and 1 bathroom on the ground floor. The second floor hosts the remaining three bedrooms, including a master suite with an ensuite bathroom and the middle bedroom having a spacious private balcony overlooking the ocean. Security and practicality are paramount in this residence. The property is fully enclosed, providing a sense of privacy and security. A double garage ensures ample space for parking, and automatic roll-down hurricane shutters offer peace of mind during inclement weather. Additionally, water tanks provide a reliable water supply, offering resilience in the face of any unforeseen circumstances. There is a studio apartment attached, offering a private space for guests, an in-law suite, or potential rental income. The modern design ensures a cohesive aesthetic throughout the entire residence.

For Sale	Beds: 4	Baths: 3
Type: House/Villa	Desirable Location	Rental Potential
Fully Enclosed	Landscaped Grounds	Open Plan
View of the Sea	Floor Area : 3692 SQ. FT.	Gross Land Area : 12258 SQ. FT.
Nett Land Area : 11478 SQ. FT.		