



**Sharon Cranfield**  
 sales@bda4sale.com  
 441-305 8074  
 www.bda4sale.com



## St James Court 801

*Hamilton Parish*

**Price US\$ 1,350,000**

MLS Number: 1162



Consider a life style purchase at St James Court condominiums in Flatts. This first floor condo with breath-taking views of the azure water is walking distance to nearby restaurants and shops, it has several private waterfront patios for entertaining, plus there are heated pools and boardwalk for docking boats, swimming and fishing.

The elegantly furnished living room and dining room have gorgeous views of the inlet through the large picture windows. The kitchen is well equipped with stainless appliances, granite tops and has a pass-through into the dining room.

The master bedroom, with stunning ocean views, features a private patio, en-suite bathroom as well as plenty of closet space. A second and third bedroom share a bathroom and are located away from the master with access to another patio. The smaller third bedroom is perfect as a study. There is a separate laundry room and plenty of closet and storage space though out.

- |                    |                 |                    |                    |
|--------------------|-----------------|--------------------|--------------------|
| • AC Reverse Cycle | • Ocean View    | <b>Bedrooms</b>    | <b>3</b>           |
| • 2 Heated Pools   | • Waterfront    | <b>Baths</b>       | <b>2</b>           |
| • 3 Patios         | • Built         | <b>Sq. Ft.</b>     | <b>1600</b>        |
| • Outside Storage  | • PRC Holder    | <b>Maintenance</b> | <b>\$ 833/m</b>    |
| • Govt Water       | • International | <b>ARV</b>         | <b>\$ 55 200</b>   |
|                    |                 | <b>Land Tax</b>    | <b>\$ 2730 p/a</b> |
|                    |                 | <b>Leasehold</b>   |                    |

### Room Sizes (in sq.ft.)

|                    |                |
|--------------------|----------------|
| <b>Kitchen</b>     | <b>13 x 8</b>  |
| <b>Living Room</b> | <b>25 x 13</b> |
| <b>Dining Room</b> | <b>19 x 9</b>  |
| <b>Bedroom 1</b>   | <b>16 x 12</b> |
| <b>Bedroom 2</b>   | <b>12 x 12</b> |
| <b>Bedroom 3</b>   | <b>12 x 9</b>  |
| <b>Patio</b>       | <b>12 x 14</b> |
| <b>Patio 2</b>     | <b>12 x 85</b> |
| <b>Waterside</b>   | <b>16 x 16</b> |

Cranfields Property Bermuda Ltd

(Tel) | 441 305 8074 - (Email) sales@bda4sale.com – Website www.bda4sale.com

To the best of our knowledge the information contained herein is accurate however we cannot guarantee that it is correct.