





#### PROPERTY INFORMATION:

Address	: The Battery, Fort George, St. James, Trinidad
Category	: Residential Sale
Type	: For Sale
Number bathrooms	: 6.5
Number bedrooms	: 6
Parking	: Yes
Square Feet	: 4533.00
Lot Size	: 11000 sqft
Number of Floors	: 3

#### PROPERTY INFORMATION:



This grand, well maintained, spacious home, designed by Architect Hayden Franco was soundly built approximately 40 years ago. Tri-Level Home with 5 bedrooms, 5.5 bathrooms, additional Maid's Quarters and an Unobstructed Coastal View. The size of the land is 11,000sf and the house measures 4,533sf

An elegant, open plan, formal living and dining room surrounded by sliding doors expand the space onto a covered wrap-around balcony with unobstructed views of the ocean; an ideal space for indoor entertain. The large kitchen has a pantry, breakfast area together with high ceilings and lots of windows which provide an abundance of natural light and amazing views. A large master suite, located on the upper floor, leads to a private balcony overlooking the property and coastline. Built in cupboards, high rafter ceilings, tiled and laminate flooring along with large full length windows complete this space. There are 2 additional spacious bedrooms on this level, a bedroom on the middle floor as well as a bedroom on the ground floor for a total of 5 bedrooms. Additional features include a maid's quarters with its own bathroom, an additional kitchen on the ground floor, storage room, water tanks, parking for 4 vehicles and a nicely kept landscaped garden with an open air patio. This property is in proximity to banking facilities, retail shopping, supermarkets and restaurants offered at Long Circular Mall and The Falls West Mall and all amenities available in St. James. Port of Spain is just minutes away. Elegant Living Awaits You!

### CONVENIENCE:

#### General Amenities:

- |                     |                 |                     |
|---------------------|-----------------|---------------------|
| 1/ Hot Water        | 2/ Office/Study | 3/ Internet (Wired) |
| 4/ Cable TV (Wired) |                 |                     |

#### Accessibility Amenities:

#### Appliance Amenities:

#### Community Amenities:

#### Exterior Amenities:

- |                    |                      |          |
|--------------------|----------------------|----------|
| 1/ Covered Patio   | 2/ Exterior Lighting | 3/ Fence |
| 4/ Uncovered Patio |                      |          |

#### Interior Amenities:

- |                  |                 |                                   |
|------------------|-----------------|-----------------------------------|
| 1/ Air Condition | 2/ Tiled Floors | 3/ Laminated / Hard Wood Flooring |
|------------------|-----------------|-----------------------------------|

#### Landscape Amenities:

- 1/ Landscaping

#### Security Amenities:

- 1/ Burglar Alarm

### AGENT:



Name	Liane Ifill
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