

**Motivated Seller! Charming Family Home on Phelan Close, GT– Priced at 2023 Valuation!**

George Town South

MLS# 418631

**CI\$1,150,000**





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**This property is priced to sell at its 2023 valuation, offering exceptional value in a highly desirable location!**

**Have you been searching for the perfect home on a quiet, well-established street while still being close to town and schools? This beautiful property, situated on a secluded close ensures an alluring location and a friendly neighbourhood community for you and your family.**

**The property comprises a one-story single-family home of 3,203 sq ft on 0.25 acres- offering exceptional versatility. The residence features three bedrooms and three bathrooms in the main portion of the house and a separate office/den; along with a private accessory bedroom with an ensuite bathroom accessible from the exterior.**

### **Key Features of the Main House:**

- **Size:** A spacious 3,203 sq. ft. of living space.
- **Bedrooms:** 3 bedrooms, with 2 featuring ensuite bathrooms.
- **Additional fully renovated guest bathroom**
- **Living Areas:** A welcoming family room, a formal dining room, a cozy sunroom, and a fully equipped kitchen with a pantry and laundry area.
- **Versatile Den:** With its own entrance, the den is currently used as an office but could be adapted to suit your needs.

### **Additional Highlights:**

- **Accessory Bedroom:** Located at the back of the house, this room includes its own entrance, bathroom, and closet, making it ideal for a live-in helper, guests, a home studio, or rental potential.
- **Unique Dog Condo:** Pet owners will love the custom-built dog condo. Alternatively, it could be converted into a shed for extra storage.
- **Outdoor Shed:** Spacious 8' x 20' shed for storage use.
- **Outdoor Potential:** The .25-acre property has been assessed to accommodate a 12' x 24' pool, using the shed as the pool house.
- **Covered car port.**

### **Prime Location:**

**Situated close to George Town (just south of the central business district), schools, Smith's Cove and Sunset House, this home offers easy access to everything you need while maintaining its quiet and private charm.**

**Don't miss the chance to make this lovely house your dream home. Schedule your viewing today.**

## Property Features

Type	Status	View
Residential (For Sale)	Current	Garden View
Listing Type	Bed	Bath
Condominium Time Share	4	4
Sq Ft	Block/Parcel	Area
3,203	14E / 123	30
Year Built	Den	
1994	Yes	

## Building Features

City Water  
Yes

Pets  
Yes

## Additional Features

How Shown	Zoning	Covenants	Land Certificate
Drive by	Low Density residential	Yes	Not Issued
Possession	Title		
At Completion	Freehold		