



## 20 CONTENT COT, COLES. ST. PHILIP



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.

### More Information

<b>Sale Price:</b>	\$475,000 US
<b>Property Reference:</b>	2302093
<b>External Link:</b>	<a href="#">Link</a>



Property Type:	House
Bedrooms:	4
Bathrooms:	3.5
Land Area:	11,478sq. ft
Floor Area:	3,692sq. ft
Listed:	14 Mar 2024