

## FOR SALE KYD\$399,000

Pending/Conditional

### YARL 1 BED #26 PHASE 2







Introducing George Town's newest, multi-phase residential community, YARL! With the incredible demand of Phase 1, we are now launching Phase 2! YARL is filled with amenities including a lovely pool area, pickleball court, gym, clubhouse and kids play area to name a few. This gated community is conveniently located on Linford Pierson Highway next to Downtown Reach.

Location: George Town

MLS: 417121 Built: 2025



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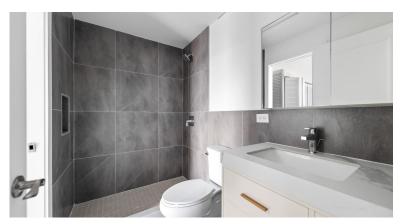




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#### YARL 1 BED #26 PHASE 2

- Breakfast
- City Water
- Family Room
- Health Center
- Living Room
- Patio
- Refrigerator
- Storm Windows
- Washer/Dryer: Yes

- Cable TV
- Dining Area
- Fence
- Kitchen
- Microwave
- Pickle ball court
- Septic
- Stove: Electric

- Central AC
- Dishwasher
- Gym
- Kitchen area
- Oven: Yes
- Pool
- Stories: 1
- **Tennis**

#### ADDITIONAL INFORMATION

Furnished	No	Title	YARL 1 BED #26 PHASE 2	Class
Total # of Units	104	Construction	Block	Floor L
Stories	1	Foundation	Slab	Strata :

Class	Pre-Construction
Floor Level	1
Strata #	TBD

#### **RUNNING COSTS**

Monthly Maintenance Costs	CI\$450
Gardening in Maintenance Costs	Yes

Pest in Maintenance Costs

Yes

Sewage in Maintenance Costs

TV in Maintenance Costs

Yes

Yes

AC in Maintenance Costs

Insurance Included in Maintenance Yes

Yes

