

# BÔVELL



# FOR SALE

## KYD\$459,000

Current

## YARL 1 BED + DEN #52 PHASE 1



MOVE IN RIGHT AWAY TO THIS BEAUTIFUL GROUND FLOOR PHASE 1 RESIDENCE! Introducing George Town's newest, multi-phase residential community, YARL! 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: 418588

Built: 2024



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# YARL 1 BED + DEN #52 PHASE 1

- Breakfast
- Cable TV
- Central AC
- City Water
- Dining Area
- Dishwasher
- Family Room
- Fence
- Gym
- Health Center
- Kitchen
- Kitchen area
- Living Room
- Microwave
- Oven: Yes
- Patio
- Pickle ball court
- Pool
- Refrigerator
- Septic
- Stories: 1
- Storm Windows
- Stove: Electric
- Tennis
- Washer/Dryer: Yes

## ADDITIONAL INFORMATION

Furnished	No	Title	YARL 1 BED + DEN #52 PHASE 1	Class	Existing
Total # of Units	104	Construction	Block	Floor Level	1
Stories	1	Foundation	Slab	Strata #	TBD

## RUNNING COSTS

Monthly Maintenance Costs	CI\$425	Sewage in Maintenance Costs	Yes	AC in Maintenance Costs	Yes
Gardening in Maintenance Costs	Yes	TV in Maintenance Costs	Yes	Insurance Included in Maintenance	Yes
Pest in Maintenance Costs	Yes				

