

# Sangaree

3 Rock Gardens, Paget

# \$1,995,000



• 4 Bedrooms

• 3 1/2 Bathrooms

• 2,400 Sq. Ft.

• 0.31 Acres



Welcome to this charming 3-bedroom, 2.5-bathroom home tucked away in a highly desirable neighborhood. Featuring exposed beams, a cozy fireplace, and an inviting open layout, this property blends warmth and character with modern convenience.

The home includes a garage for secure parking and storage, and its central location ensures easy access to schools, shopping, and town.

An added bonus is the separate 1-bedroom apartment, perfect for rental income, guests, or extended family.

This is a rare opportunity to own a property that offers both comfort and versatility in one of the island's most sought-after areas.



## PROPERTY FEATURES

- Income Apartment
- Garage
- Fireplace
- Tile Floors
- Large Yard
- Central Location
- Ensuite Bathroom
- Pantry
- Exposed Beams
- Sunroom
- Walk-In Closet
- Quiet Neighborhood

**LINDA TAILFORD**

[linda@shrubbrealty.com](mailto:linda@shrubbrealty.com)  
(441) 505-1948  
(441) 292-4990



**Assessment No.**

070384916

070 385 211

**ARV**

\$51,600

\$12,900

**Land Tax**

\$2,978

\$300

**Zoning**

Residential 2

Residential 2



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## MAIN HOUSE

Living Room	15' 0" x 24' 0"
Dining Room	14' 0" x 12' 0"
Sun Room	14' 0" x 10' 0"
Kitchen	14' 0" x 11' 6"
Bedroom 1	14' 0" x 16' 0"
Bedroom 1 Closet	8' 0" x 5' 0"
Bathroom	18' 0" x 7' 0"
Bedroom 2	13' 0" x 12' 0"
Bedroom 3	13' 0" x 12' 0"
Bathroom 2	5' 0" x 12' 0"

**Interior Floor Area** 2,000 Sq. Ft.

## APARTMENT

Living Room	11' 0" x 10' 10"
Kitchen	12' 8" x 5' 6"
Bedroom	11' 0" x 10' 10"
Bathroom	5' 6" x 6' 4"

**Interior Floor Area** 400 Sq. Ft.