



ROWANS PARK, LOT 31 E, MARIO DRIVE



Located just a few minutes north of the main highway in one of St. George's most sought-after neighborhoods is this spacious 3 storey house. This property is situated in an elevated position near to the end of a quiet cul-de-sac with a few homes and many mango trees giving a tranquil and breezy ambiance. This truly is a beautifully designed and well- built home with superb contemporary design that blends panache with comfort to create a home that exudes style and class. Features such as kabakali doors, greenheart windows, imported Guyanese cedar and brushed stone walls appear at every turn to reinforce the quality of the finishes and to remind you that all of the materials used were carefully selected and thoughtfully positioned to contribute to a dwelling that really must be viewed to be appreciated. The accommodation comprises:

Main Floor

Foyer - with sitting area

Dining room / Living room (29'10" x 16'10") open-plan

Kitchen- (21' x 14'7") commercial sink, stainless steel back-splash, granite counter-tops, center island with breakfast bar and 5 burner gas counter top stove, Eye level oven, dishwasher, bar sink with granite cover

Laundry - with exit to the side of the house and garage

Pantry – (10' x 10')

Powder room

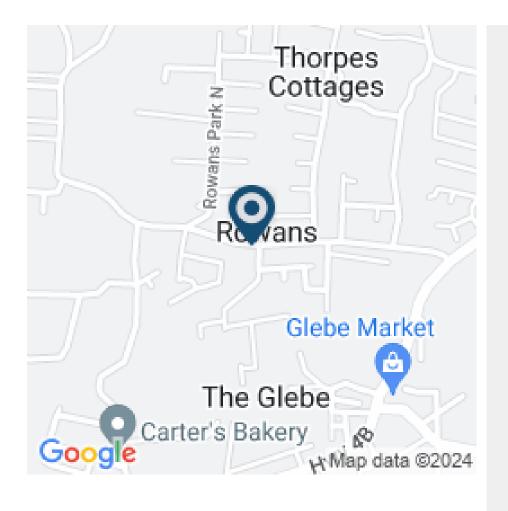
Recreational room - (25'9" x 18')

Patio – counter top with wooden shutters to kitchen, country views First Floor

Master bedroom - Large walk-in-closet, wooden doors to patio, wired for a/c, ceiling fan, en-suite with

Master patio – (17' x 10' covered) runs along the entire back of the house	
Bedroom 2 – (18'3" x 16'8") built-in cupboard, wired for a/c, en-suite with show	er, tree top patio
Bedroom $3-(12' \times 15')$ built-in cupboard, wired for a/c, en-suite with shower Downstairs/Apartment/Office	
Dining room	
Kitchen	
Laundry room	
Bathroom	
Living room	
Bedroom	
Patio	
Double garage	
2 storage rooms	
separate pump room in garage that services the 6000 gal water tank and the separate pump the water can be used for watering plants and flushing toilets	rate 'rain' water tank
Office (18' x 16') with 2 entrances	
Office reception (8' x 10')	
Kitchenette	
Powder room Outside • Fully enclosed to the rear with lawns, various shrubbery and mango trees around the house.	
More Information	
Sale Price:	\$847,500 US
Amenities:	A/C - Bedrooms Only
External Link:	

double vanity, his & hers shower, w/c, bidet



Property Type: House **Bedrooms:** 5

Listed: 28 Jan 2022