



BERMUDA REALTY

01/20/09

MLS Number: 5531



Watership #17

4 Cedar Lane Southampton



Price: \$ 1,400,000

Looking to own a home that gives you all of the conveniences of a condominium? Watership is located in the Southdown Farm complex but gives you the feel of a detached cottage. There is a large covered porch nestled in the grounds with built in barbeque, plunge pool and fountain. Entering the cottage through a cedar door there is a comfortable living area with fireplace and open beamed ceilings. The dining area is off the living room and eat in kitchen. On this same level is a bathroom accessed from the hallway that leads to the Master bedroom and bathroom. The master bedroom is large with ample closet space and two patios. There is a lovely overland view of Southdown Farm.

The lower level has two bedrooms, a large bathroom and once again ample storage closets. Both bedrooms have sliding glass doors that lead to grassed patios. Additionally there is a small workshop area on the lower level.

This is available to Bermudians, Non-Bermudians and PRC holders.

Bedrooms: 3
Square footage: 1400
Acreage: 0.00

Mstr Bedroom: 20x12
Bedroom 2: 11x13
Bedroom 3: 11x12

O/S Locator:
Combined ARV: 46800

Baths: 3 / 0
Year Built: 0
Zoning:
Living room: 28x11
Dining room:
Kitchen: 12x14
Family room:
VAN: 091270812
Total Tax pa: \$1258.80

- AC/Heat: ●
- Well/Water: ●
- Garage: ●
- Non-Bermudian: ●
- Add'l Units: 0
- Pool: ●
- Fireplace: ●
- Views: ●

www.bermudarealty.com

AGENCY DISCLOSURE FOR BUYERS AND SELLERS

When you enter into discussions with a real estate agent regarding a real estate transaction, you should know whom the agent will be representing in that transaction. All real estate agents and their sales representatives should promptly disclose their agency relationship to each actual or prospective party to a transaction. This disclosure will help you understand the choices that you can make regarding agency relationships.

The Agent's Duties

A real estate agent normally will enter into an agreement to represent and act as the "Agent" for their client. Where an agency relationship exists, the Agent and their sales representatives owe a "fiduciary duty" of loyalty, obedience, confidentiality, advice and reasonable care to the client. No real estate agent has any authority to make or give any warranty in relation to a property.

Regardless of which party the Agent is representing, the Agent and their sales representatives are required to treat all parties honestly and to deal in good faith. Agents must promptly present all offers, respond truthfully to questions concerning the property and offer their services without discrimination.

Whom Does the Agent Represent?

In a real estate transaction, it is possible for the Agent to represent a seller (vendor) only, a buyer (purchaser) only, or both parties simultaneously. You and the Agent need to agree on one of these three alternatives:

1. The Seller Only...

...then under a listing agreement or other agreement with the seller, the Agent and their sales representatives act as the Agent or Subagent of the seller. They owe their fiduciary duties to the seller only. Where an agent who is representing the seller has listed the property with another Agent, that agent is called a Co-broking Agent.

2. The Buyer Only...

...the Agent and their sales representatives act as the Agent for the buyer, only if the buyer pays all or part of the Agent's commission. The Agent and sales representatives owe their fiduciary duties to the buyer only.

3. The Seller and the Buyer...

...then the Agent and their sales representatives act as the Agent of both parties. This arrangement is called Dual Agency. The Agent should only act as a dual agent if both the seller and buyer consent. The Agent is obligated to treat both parties honestly and impartially and to work so as to not favour one party or disadvantage any party.

There are two situations where dual agency occurs. In one situation, one sales representative is representing both the seller and the buyer and that sales representative is acting as both the listing agent and the selling agent. In the other situation, one sales representative is the listing agent and a different sales representative is the selling agent, although both work for the same company.

If the parties agree to dual agency and the listing agent is not the same person as the selling agent, then the listing agent will be deemed to be representing the seller only and the selling agent will be deemed to be representing the buyer only. Each representative will keep confidential all information obtained from their client unless that client consents to disclosure.

Your Duties

Sellers and purchasers have the duty to protect their own interests and to act with reasonable care. You should carefully read all agreements to assure that they express the terms of the transaction. Coldwell Banker Sales Representatives are not qualified to give legal, tax, engineering, or construction advice. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation should be satisfied by inspection or otherwise by competent professionals deemed acceptable by prospective purchasers.

You should seek independent legal counsel at your expense in order to assist you with any matter relating to the purchase and sale agreement or any other aspect of a transaction.

Once a relationship is established between you and an Agent, you should disclose that relationship to any other party or agent who is involved in the same transaction.

Contracts

All offers relating to real estate offered for sale by Coldwell Banker Bermuda Realty as well as all offers and counter offers made are subject to contract and are not binding on the parties until a contract has been agreed and signed by both the Vendor(s) and Purchaser(s). All deposits paid by prospective purchasers are deemed to show an interest in purchasing real estate, and acceptance by Coldwell Banker Bermuda Realty of such deposit does not bind the Vendor(s), the Purchaser(s), or Coldwell Banker Bermuda Realty to any sale of real estate until a contract is agreed and signed by both the Vendor(s) and Purchaser(s).

ALL COLDWELL BANKER REPRESENTATIVES REPRESENT THE SELLER UNLESS OTHERWISE CONTRACTED.

Coldwell Banker Bermuda Realty as agents for this property give notice that:

1) These particulars do not constitute any part of an offer or a contract. 2) All statements contained in these particulars as to this property are made without responsibility on the part of Coldwell Banker Bermuda Realty 3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each the statements contained in these particulars. 5) Neither Coldwell Banker Bermuda Realty nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to the aforementioned property.