



**“Sonrisa”**  
**Fairway Drive**  
**Warwick**

**\$795,000**

**Style:** Single Family Home  
**ARV:** \$43,200  
**Annual Land Tax:** \$951.60  
**Lot Size:** .197 acres  
**Zoning:** Residential 1

**Family room:** None  
**Basement:** Yes  
**Fireplace:** No  
**Waterfront:** No  
**Alarm:** No  
**Air Conditioning:** No  
**Apx Sqft:**

**Pets Perm:** Yes  
**Water:** Tank  
**Pool:** No  
**Garage:** No  
**Patio:** Yes  
**Parking:** Yes

Laundry: 9 x 5'2  
 Kitchen,breakfast: 15'6 x 9'5  
 Living/Dining room: 22'2 x 18  
 Front entry hall  
 & Closet: 8'7 x 5'5  
 Master bedroom: 15'2 x 12  
 Bedroom: 15 x 10  
 Bedroom: 14'3 x 10'6

“Sonrisa” in spanish means “a smile” and this delightful 3 bedroom, 2 bathroom home will give you and your family plenty to smile about for years. In need of refurbishment but offers much potential for the family who wants to move right in and gradually improve the interior. Lovely open-beamed ceiling in living room adds to the feeling of expanse, there is also access on to a private patio. The master suite provides a generous walk in closet.

Massive 2 room basement for conversion to further living space or a workshop or just storage.

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