

# THE SEDINA

*At Amrahia*



The Sedina is a beautiful classic three-bedroom residence that radiates elegance, warmth, and comfort. Its spacious living room, connected dining area, and gourmet kitchen create a seamless flow ideal for both everyday living and entertaining. The master suite offers a tranquil retreat with a spa-inspired ensuite featuring a rain shower and double vanity. Completing this refined home are a breezy veranda, lush low-maintenance lawn, and a two-car garage designed for convenience and effortless living.

**Contact: 0247629900**

Take the Dodowa Road and turn right at Katamanso Junction, then make another right at Sodjaman Junction. Continue straight along the road until you see the house on your left.

## Specifications & Features

- ◇ Total Area: 2084 sq. ft.
- ◇ Total Indoor Living: 1462 sq. ft.
- ◇ Garage: 455 sq. ft.
- ◇ Entry: 42 sq. ft.
- ◇ Porch Patio: 125 sq. ft.
- ◇ Land Width: 70 ft.
- ◇ Land Depth: 100 ft.
- ◇ House Width: 42 ft. 0 in.
- ◇ House Depth: 56 ft. 0 in.
- ◇ Bedrooms: 3
- ◇ Bathrooms: 2
- ◇ Stories: 1
- ◇ Garage Bays: 2
- ◇ Garage Load: Front
- ◇ 21-day water reservoir
- ◇ Security doors
- ◇ Automatic gate
- ◇ Automatic garage door
- ◇ Whole house instant water heater
- ◇ Soft close cabinets
- ◇ Crown molding throughout
- ◇ Stone kitchen counter tops
- ◇ Air conditioning
- ◇ Automatic lawn mower
- ◇ Security camera
- ◇ Spa-like master bathroom
- ◇ His and hers master sinks
- ◇ Walk-in closets throughout
- ◇ Large pantry
- ◇ Dedicated laundry area
- ◇ Private patio
- ◇ Attic Ladder
- ◇ Available HOA

