

2-Apartment
1185685 Active

107 Charter Avenue
St. John's, NL, A1A 0K3

L \$475,000



Price: **\$475,000** MLS®#: **1185685**
 Status: **Active**
 Legal Descr:
 Address: **107 Charter Avenue**
 City: **St. John's, NL, A1A 0K3**
 Side of Road:
 Lot Size: **5420 sqft** District: **St. John's**
 Main Floor: **1,450** Sub-Dist: **SJ01 - East**
 2nd Floor Area: Zoning: **RES**
 3rd Floor Area: Elem Schl:
 4th Floor Area:
 Basement Area: **1,450** Sec. Schl:
 Total Living Area: **2,900**
 Garage Area:
 Square FT/M: **2,900**
 Possession: **60 days**

Property Overview: **Come live in Pleasantville and be within easy distance to the Quidi Vidi and Virginia River walking trails and recreational areas. Home to the Royal St Johns Regatta, New Years and Canada Day Fireworks and nearby other year round events held at Quidi Vidi lake, Quidi Vidi Village, and downtown. The main unit has an open concept living space with 9 foot ceilings, mini split, and 3 generous sized bedrooms and 2 full baths along with an attached 16x20 garage. All brand new high end appliances in both units, including a propane cooktop and smart fridge! Also with a beautiful new above ground walkout apartment to supplement your mortgage, which makes this a fantastic investment! The open concept apartment has a modern and comfortable layout and includes 2 large rooms, 2 full baths and 2 walk-in closets!**

Type:	2-Apartment	Heating:	Baseboard, Electric	Exterior:	Stone, Vinyl
Style:	Detached, Bungalow	Garage Type:	Attached, Heated, Insulated	Driveway:	Double, Paved
Title to Land:	Freehold	Water:	Municipal	Foundt/Devel:	Apartment, Fully Developed, Walkout
Property Size:	4,051-7,250 sq ft	Sewer:	Municipal	Features:	Air Exchanger, Deck/Patio, Dishwasher, Ensuite, Fridge, Stove
Land Features:	Landscaped, Patio(s) and Deck(s), Recreation Nearby, View Property	Services:	Bus Service, Cable, Electricity, High Speed Internet, Telephone	Roof:	Shingle - Asphalt
Access:	View, Lake View	Rental Equip:	Propane Tank	Flooring:	Ceramic/Marble, Cushion/Tile/Lino, Hardwood - Engineered, Hardwood Stairs, Mixed

Bedrooms:	5	Sign:	Yes	UFFI:	No	Garage:	Yes
Bathrooms:	4 \	Lockbox:	Yes	PCDS:	Yes	Water Front:	No
Rental Income:	Yes	Road:	Public	Matrim:	No	Water:	Municipal
Year Built:	2017/New			Drive Details:			
New Construction:							

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	OTHER	20x12	MAIN FLOOR	MASTER BEDROOM	15x14
MAIN FLOOR	BEDROOM	13.4x12	MAIN FLOOR	BEDROOM	12.7x10
MAIN FLOOR	ENSUITE BATH		MAIN FLOOR	BATH	
BASEMENT	APT OTHER		BASEMENT	APT BEDROOM	14' x 13'6"
BASEMENT	APT BEDROOM	12'6" x 11'	BASEMENT	BATH	
BASEMENT	BATH		BASEMENT	REC ROOM	13.4" x 13' 2"

Assessment: **\$478,400** Taxes: **3492 (2018)** Water Tax: Mobile/Lsd Land Fee:
 Listing Office: **Hanlon Realty**