

Single Family  
1188048 Active

7 Deborah Lynn Heights  
Paradise, NL, A1L 3W2

L \$529,900



Price: **\$529,900**      MLS®#: **1188048**  
 Status: **Active**  
 Legal Descr:  
 Address: **7 Deborah Lynn Heights**  
 City: **Paradise, NL, A1L 3W2**  
 Side of Road:  
 Lot Size: **167 x 100**      District: **St. Thomas - Paradise -  
Topsail**  
 Main Floor: **2,782**      Sub-Dist: **PT19 - St. Thomas**  
 2nd Floor Area:  
 3rd Floor Area:  
 4th Floor Area:  
 Basement Area: **1,540**      Sec. Schl:  
 Total Living Area: **4,322**  
 Garage Area: **1,242**  
 Square FT/M: **4,322**

Possession:

Property Overview: **Over 5,500sqft and \$70,000 Below Assessed Value!! This large six bedroom and open concept home is great for growing families or people who love to host family and friends. The HUGE in-house garage is 45'x23' and could easily fit four cars if needed. On that main floor there are 4 bedrooms including the master with ensuite and walk-in closet, main bath, main floor laundry, dining room & a very very large open space incorporating a living room with propane fireplace, eating area and the beautiful kitchen with a 14' peninsula. Make your way downstairs and you'll find 2 more bedrooms, half bath and 2 large bonus/family rooms. One is currently used as a kids playroom with the other being used as a tv room which has a very cozy wood stove. On the back of the home there is a 16'x24' shed which has a second wood stove. This is a great property at a great price. Check out the 3D Tour.**

Type:	<b>Single Family</b>	Heating:	<b>Hot Water, Oil, Radiant, Wood</b>	Exterior:	<b>Vinyl</b>
Style:	<b>Detached, Bungalow</b>	Garage Type:	<b>Attached, Built-in</b>	Driveway:	<b>Other</b>
Title to Land:	<b>Freehold</b>	Water:	<b>Municipal</b>	Foundt/Devel:	<b>Poured Concrete</b>
Property Size:	<b>Under 0.5 Acres</b>	Sewer:	<b>Municipal</b>	Features:	<b>Countertop Range, Deck/Patio, Dishwasher, Fireplace (s), Fridge, Gas Stove (s), Propane Fireplace, Woodstove(s)</b>
Land Features:	<b>Balcony(s) and Patio(s), Landscaped, Level, Rear Yard Access (Vehicle)</b>	Services:	<b>Cable, Electricity, High Speed Internet, Telephone</b>	Roof:	<b>Shingle - Asphalt</b>
Access:		Rental Equip:		Flooring:	<b>Carpet, Ceramic/Marble, Laminate</b>

Bedrooms:	<b>6</b>	Sign:	<b>Yes</b>	UFFI:	<b>No</b>	Garage:	<b>Yes</b>
Bathrooms:	<b>2 \ 1</b>	Lockbox:	<b>Yes</b>	PCDS:	<b>Yes</b>	Water Front:	<b>No</b>
Rental Income:	<b>No</b>	Road:	<b>Public</b>	Matrim:	<b>Yes</b>	Water:	
Year Built:	<b>2015/-</b>			Drive Details:			
New Construction:							

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING RM/FIREPLACE	36.6 x 26	MAIN FLOOR	KITCHEN	14.6 x 14
MAIN FLOOR	DINING ROOM	12 x 10	MAIN FLOOR	PORCH	14 x 8
MAIN FLOOR	MASTER BEDROOM	16 x 14	MAIN FLOOR	ENSUITE BATH	3pc
MAIN FLOOR	BEDROOM	16 x 10.6	MAIN FLOOR	BEDROOM	12 x 10
MAIN FLOOR	BEDROOM	12 x 10	MAIN FLOOR	BATH	4pc
LOWER LEVEL	FAMILY RM/FIREPLACE	28 x 14	LOWER LEVEL	GAMES ROOM	27 x 15
LOWER LEVEL	BEDROOM	14 x 12	LOWER LEVEL	BEDROOM	14 x 9
LOWER LEVEL	STORAGE	12 x 7	LOWER LEVEL	BATH	2pc
LOWER LEVEL	GARAGE	45 x 23			

Assessment: **\$600,200** Taxes: **4082 (2019)** Water Tax: **580** Mobile/Lsd Land Fee:  
Listing Office: **Hanlon Realty**