

Single Family
1187932 Active

85 Ashlen Crescent
Paradise, NL, A1L3G1

L \$339,900



Price: **\$339,900** MLS®#: **1187932**
 Status: **Active**

Legal Descr:
 Address: **85 Ashlen Crescent**
 City: **Paradise, NL, A1L3G1**

Side of Road:
 Lot Size: **0.25 Acres** District: **St. Thomas - Paradise -
Topsail**

Main Floor: **1,227** Sub-Dist: **PT19 - St. Thomas**
 2nd Floor Area: **1,227** Zoning: **RES**
 3rd Floor Area:
 4th Floor Area:
 Basement Area: **1,227** Sec. Schl:
 Total Living Area: **3,681**
 Garage Area:
 Square FT/M: **3,681**

Possession: **Immediately**

Property Overview: **Re-Listed & Reduced \$30,000!! This fantastic property offers OVER 3,600sqft and sits on a 1/4 Acre Lot on very quiet street. This is a great home with tremendous potential for a growing family or someone looking for a little extra space. The main floor features a big kitchen with plenty of cupboard space, a large formal dining room and 2 family/living rooms. Upstairs you will find 3 large bedrooms with the option to add a fourth. If a fourth bedroom is not needed the large Master Bedroom could have a his and hers walk in closets!! The master also has a large ensuite with a jetted tub and a custom tiled shower. The basement is currently framed with subfloor already laid. With over 1,200sqft of unfinished basement the options are endless in what the space could be used for. If a garage is a must, you have plenty of property with backyard access to build the garage of your dreams. This is a fantastic property selling for \$30k below assessed value.**

Type:	Single Family	Heating:	Electric, Hot Water, Radiant	Exterior:	Vinyl
Style:	Detached, 2 Storey	Garage Type:	None	Driveway:	Other, Paved
Title to Land:	Freehold	Water:	Municipal	Foundt/Devel:	Poured Concrete
Property Size:	Under 0.5 Acres	Sewer:	Municipal	Features:	Dishwasher, Ensuite, Fridge, Stove
Land Features:		Services:		Roof:	Shingle - Asphalt
Access:		Rental Equip:		Flooring:	Carpet, Ceramic/Marble, Hardwood, Laminate

Bedrooms:	4	Sign:	Yes	UFFI:	No	Garage:	No
Bathrooms:	2 \ 1	Lockbox:	Yes	PCDS:	Yes	Water Front:	No
Rental Income:	No	Road:	Public	Matrim:	No	Water:	
Year Built:	2009/-			Drive Details:			
New Construction:							

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	18.6 x 12.6	MAIN FLOOR	PORCH	9 x 6.4
MAIN FLOOR	DINING ROOM	17 x 12	MAIN FLOOR	DINING NOOK	9 x 11.8
MAIN FLOOR	FAMILY ROOM	14.6 x 12	MAIN FLOOR	BONUS ROOM	13 x 12
MAIN FLOOR	BATH	2PC	2ND FLOOR	MASTER BEDROOM	21 x 12
2ND FLOOR	ENSUITE BATH	4PC	2ND FLOOR	BEDROOM	12 x 11
2ND FLOOR	BEDROOM	12 x 10.10	2ND FLOOR	BEDROOM	9 x 8.6
2ND FLOOR	BATH	4PC	BASEMENT	OTHER	35 x 33

Assessment: **\$368,500** Taxes: **2506 (2019)** Water Tax: **580** Mobile/Lsd Land Fee:

Listing Office: **Hanlon Realty**