

Single Family
1179418 **Active**

35 Peggy Deane Drive
PORTUGAL COVE, ST. PHILIPS, NL, A1M 3M4

L \$499,500



Price: **\$499,500** MLS®#: **1179418**
Status: **Active**
Legal Descr:
Address: **35 Peggy Deane Drive**
City: **PORTUGAL COVE, ST. PHILIPS, NL, A1M 3M4**
Side of Road:
Lot Size: **3/4 acre plus** District: **East Extern**
Main Floor: **1,160** Sub-Dist: **EE26 - St. Philips**
2nd Floor Area: **910** Zoning: **res**
3rd Floor Area:
4th Floor Area: Elem Schl: **Beachy Cove**
Basement Area: **1,160** Sec. Schl: **Brookside Jr. High**
Total Living Area: **2,070**
Garage Area: **370**
Square FT/M: **3,230**
Possession: **NEG**

Next OH: **Public: Sun Jan 13, 2:00PM-4:00PM**

Property Overview: **Ready to move into new two storey sitting on a private 3/4 acre lot in Oliver's Pond Estates. Hardwood and ceramic, custom kitchen with island. Large bedrooms. 8' ceiling on main floor. Custom ensuite with custom tiled shower. Hardwood stairs. Beautiful home.**

Type:	Single Family	Heating:	Electric	Exterior:	Vinyl
Style:	Detached, 2 Storey	Garage Type:	Attached	Driveway:	Double, Gravel
Title to Land:	Freehold	Water:	Municipal	Foundt/Devel:	Full, Poured Concrete
Property Size:	32,670-43,559 sq ft (3/4 - 1 ac)	Sewer:	Septic	Features:	Deck/Patio, Ensuite, Fireplace(s)
Land Features:	Balcony(s) and Patio(s), Level, Not Landscaped, Patio(s) and Deck(s), Private Setting, Rear Yard Access (Vehicle), Recreation Nearby, Shopping Nearby, Subdivision, Wooded/Treed	Services:	Cable, Electricity, High Speed Internet	Roof:	Shingle - Asphalt
Access:	Year Round Road Access	Rental Equip:		Flooring:	Ceramic/Marble, Hardwood

Bedrooms:	3	Sign:	Yes	UFFI:	No	Garage:	Yes
Bathrooms:	2 \ 1	Lockbox:	Yes	PCDS:	No	Water Front:	No
Rental Income:	Potential	Road:	Public	Matrim:	No	Water:	
Year Built:	New			Drive Details:	Drive in access to the back yard		
New Construction:	Exists						

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	14x15	MAIN FLOOR	LIVING RM/FIREPLACE	15x14
MAIN FLOOR	PORCH	8x6	MAIN FLOOR	PANTRY	5x6
MAIN FLOOR	LIVING RM/DINING RM COMBO	18x12	2ND FLOOR	BEDROOM	11x12
2ND FLOOR	BEDROOM	12x11		MASTER BEDROOM	15x13

Assessment:		Taxes:	3000	Water Tax:		Mobile/Lsd Land Fee:	
Listing Office:	Hanlon Realty						