

Single Family
1192391 Active

3 Rossccommon Place
St. John's, NL, A1A 3C7

L \$375,000



Price: **\$375,000** MLS#: **1192391**
Status: **Active**
Legal Descr:
Address: **3 Rossccommon Place**
City: **St. John's, NL, A1A 3C7**
Side of Road:
Lot Size: **110x68** District: **St. John's**
approximately
Main Floor: **1,230** Sub-Dist: **SJ01 - East**
2nd Floor Area: **860** Zoning: **Res**
3rd Floor Area:
4th Floor Area:
Basement Area: **860** Elem Schl: **Macdonald & Vanier**
Total Living Area: **2,950** Sec. Schl: **St. Paul's/Macdonald**
Garage Area:
Square FT/M: **2,950**
Possession: **Negotiable**

Next OH:
Property
Overview:

Public: Sun Mar 17, 2:00PM-4:00PM
WELCOME to 3 Rossccommon Place, that's the feeling you get when you walk through the front door. This beautifully cared for 2 story home is lovingly maintained, full of charm and with character galore. 2950 square feet for that growing family perfectly located on a family friendly neighbourhood, with walking distance to recreation, schools, shopping and close proximity to the city centre. Completely updated over the past few years including built in custom cabinets. The home is bright and cheerful, with the large windows allowing for an abundance of natural light. Sitting on an oversized lot, with a large patio at the back, perfect for relaxing or entertaining. Noteworthy the large laundry room is located on the main level. This property is a must see. Call listing agent for viewing.

Type:	Single Family	Heating:	Electric, Propane	Exterior:	Vinyl
Style:	Detached, 2 Storey	Garage Type:	None	Driveway:	Double, Other, Paved
Title to Land:	Freehold	Water:	Municipal	Found/Devel:	Fully Developed, Poured Concrete
Property Size:	7,251-10,889 sq ft	Sewer:	Municipal	Features:	Deck/Patio, Dishwasher, Drapes/Window/Coverings, Fridge, Microwave, Propane Fireplace, Storage Shed, Washer, Dryer
Land Features:	Cul-de-sac, Fenced Rear Yard, Landscaped, Patio(s) and Deck(s), Private Setting, Recreation Nearby, Shopping Nearby, Sundeck(s)	Services:		Roof:	Shingle - Asphalt
Access:		Rental Equip:	Propane Tank	Flooring:	Ceramic/Marble, Hardwood, Laminate, Mixed

Bedrooms:	3	Sign:	Yes	UFFI:	No	Garage:	No
Bathrooms:	1 \ 1	Lockbox:	Yes	PCDS:	Yes	Water Front:	No
Rental Income:	Potential	Road:	Public	Matrim:	Yes	Water:	
Year Built:	1974/Approximate			Drive Details:	Two car front entry paved		
New Construction:							

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	FAMILY ROOM	14.5 x 23.25	MAIN FLOOR	LIVING RM/FIREPLACE	14.0 x 18.0
MAIN FLOOR	KITCHEN	10.0 x 12.0	MAIN FLOOR	DINING ROOM	10.0 x 12.0
2ND FLOOR	MASTER BEDROOM	12.0 x 14.0	2ND FLOOR	BEDROOM	12.0 x 14.0
2ND FLOOR	BEDROOM	10.0 x 14.0	BASEMENT	HOBBY ROOM	13.0 x 26.0
BASEMENT	REC ROOM	7.75 x 15.50	2ND FLOOR	BATH	4 piece
MAIN FLOOR	BATH	2 piece			

Assessment:	Taxes	2511 (2019)	Water Tax:	605	Mobile/Lsd Land Fee:	
Listing Office:	Hanlon Realty					