

Single Family
1189440 Active

5 Salmonier Place
St. John's, NL, A1E 4V5

L \$350,000



Price: **\$350,000** MLS#: **1189440**
 Status: **Active**
 Legal Descr:
 Address: **5 Salmonier Place**
 City: **St. John's, NL, A1E 4V5**
 Side of Road:
 Lot Size: **6382 sq/ft** District: **St. John's**
 Main Floor: **1,462** Sub-Dist: **SJ04 - West**
 2nd Floor Area:
 3rd Floor Area: Zoning: **Res**
 4th Floor Area: Elem Schl: **Cowan Heights Elemen**
 Basement Area: **1,462** Sec. Schl: **Beaconsfield Jr High**
 Total Living Area:
 Garage Area: **381**
 Square FT/M: **2,924**
 Possession: **neg**

Property Overview: This one owner property is located on a beautiful, quiet, family friendly cul de sac. The house and grounds are meticulously maintained. Perfect for a growing family and/or if you need everything on one level - all rooms including laundry room, home office and family room are conveniently located on the main floor. The ensuite in the master bedroom has just been completely renovated. The roof is 3 years old. The unfinished basement is wired, insulated and roughed in for plumbing. All you need is drywall and your design ideas. This property is a must see. Conveniently located to schools, shopping recreation and highways. You won't be disappointed, this one is a GEM of a find. Don't miss out on living in this beautiful neighborhood in the west end of St. John's.

Type: Single Family	Heating: Electric, Propane	Exterior: Brick, Vinyl
Style: Detached, Bungalow	Garage Type: Attached, Multiple	Driveway: Double
Title to Land: Freehold	Water: Municipal	Foundt/Devel: Concrete
Property Size: 4,051-7,250 sq ft	Sewer: Municipal	Features: Central Vacuum, Compactor, Deck/Patio, Dishwasher
Land Features: Cul-de-sac, Landscaped, Services, Patio(s) and Deck(s), Recreation Nearby, Shopping Nearby		Roof: Shingle - Asphalt
Access:	Rental Equip: Propane Tank	Flooring: Mixed

Bedrooms: 4	Sign: Yes	UFFI: No	Garage: Yes
Bathrooms: 2 \	Lockbox: Yes	PCDS: Yes	Water Front: No
Rental Income: Potential	Road: Public	Matrim: Yes	Water:
Year Built: 1992/New		Drive Details: Double car garage	
New Construction:			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING RM/DINING RM COMBO	27.23 x 11.56	MAIN FLOOR	FAMILY ROOM	12.08 x 13.76
MAIN FLOOR	EAT-IN KITCHEN	17.46 x 8.77	MAIN FLOOR	OFFICE	8.06 x 14.35
MAIN FLOOR	MASTER BEDROOM	12.57 x 14.29	MAIN FLOOR	BEDROOM	8.67 x 11.9
MAIN FLOOR	BEDROOM	9.59 x 11.75	MAIN FLOOR	LAUNDRY	7.85 x 5.69
MAIN FLOOR	BATH	4 piece	MAIN FLOOR	ENSUITE BATH	3 piece

Assessment: Taxes: **2851 (2018)** Water Tax: **550** Mobile/Lsd Land Fee:
 Listing Office: **Hanlon Realty**