

Single Family  
1182795 Active

7 HENRY LARSEN Street  
ST. JOHN'S, NL, A1B 0N6

L \$389,900



Price: \$389,900      MLS@#: 1182795  
Status: Active  
Legal Descr:  
Address: 7 HENRY LARSEN Street  
City: ST. JOHN'S, NL, A1B 0N6  
Side of Road:  
Lot Size: 58 X 99 X 49 X      District: St. John's  
99  
Main Floor: 1,299      Sub-Dist: SJ02 - North  
2nd Floor Area:      Zoning: RES  
3rd Floor Area:      Elem Schl:  
4th Floor Area:      Sec. Schl:  
Basement Area: 1,299  
Total Living Area:  
Garage Area:  
Square FT/M: 2,598  
Possession:

Next OH: Public: Sun Mar 17, 2:00PM-4:00PM  
Property Overview: Good news!! Government grant available on this home towards your down payment. This open concept 2 bedroom home has attached garage and is roughed in for an apartment. Master bedroom has walk in closet and ensuite with custom built shower. Features include 9 foot ceilings, hardwood and ceramics throughout. Custom designed white kitchen cabinets. Cabinets include slide out cutting board, easy access shelving with roll out shelves and specially design vanity for ensuite. This home is a universal design featuring zero step entry and low threshold doors. All doors are 36 inches for easy entry. Completely landscaped and double paved driveway included. Building lot is level and offers southern exposure.

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Type: Single Family	Heating: Electric	Exterior: Vinyl
Style: Detached, Bungalow	Garage Type: Attached	Driveway: Paved
Title to Land: Freehold	Water: Municipal	Foundt/Devel: Poured Concrete, Undeveloped
Property Size: Under 0.5 Acres	Sewer: Municipal	Features: Deck/Patio, Ensuite, Heat Exchanger Unit, Wheelchair Access
Land Features: Landscaped	Services: Bus Service, Cable, Electricity, Telephone	Roof: Shingle - Asphalt
Access:	Rental Equip: None	Flooring: Mixed

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Bedrooms: 2	Sign: Yes	UFFI: No	Garage: Yes
Bathrooms: 2 \	Lockbox: Yes	PCDS: No	Water Front: No
Rental Income: No	Road: Public	Matrim: No	Water:
Year Built: 2016/New		Drive Details:	
New Construction:Exists			

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Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	12 X 18.10	MAIN FLOOR	KITCHEN	14.10 X 15.8
MAIN FLOOR	MASTER BEDROOM	17 X 12	MAIN FLOOR	BEDROOM	10 X 11

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Assessment: Taxes: 0      Water Tax:      Mobile/Lsd Land Fee:  
Listing Office: Hanlon Realty