

Single Family  
1189482 Active

4 Cedarwood Lane  
Torbay, NL, A1K 0H2

L \$449,900



Price: \$449,900      MLS#: 1189482  
Status: Active  
Legal Descr:  
Address: 4 Cedarwood Lane  
City: Torbay, NL, A1K 0H2  
Side of Road:  
Lot Size: 3/4 Acre      District: East Extern  
Main Floor: 1,056      Sub-Dist: EE22 - Torbay  
2nd Floor Area: 755      Zoning: Res.  
3rd Floor Area:      Elem Schl: Holy Trinity  
4th Floor Area:      Sec. Schl: Holy Trinity High  
Basement Area: 1,056  
Total Living Area: 2,867  
Garage Area:  
Square FT/M: 2,867  
Possession: neg

Next OH:  
Property  
Overview:

Public: Sun Apr 14, 2:00PM-4:00PM

- Welcome to Phase 6 of Forest Landing Subdivision. This beautiful 2 storey home sits on a 3/4 acre lot with drive thru access to backyard. As you enter the large front vestibule you are greeted with finest craftsmanship of trims and mouldings. The main floor consist of a formal living, a half bathroom and laundry. The rear of the house consist of an open concept kitchen dining and family room with large windows to take advantage of the sun in this southern exposure lot. As you travel up the hardwood staircase you will find 3 nice size bedrooms and main bathroom. The oversize master bedroom has a walk in closet and ensuite. The ensuite has a large custom build stand up shower and glass doors. In the basement you will find all the exterior walls are insulated and vapour barrier to keep the heat in. The remainder of the basement is unfinished waiting for you add your own finishing touches.

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|                |   |               |                               |               |                          |
|----------------|---|---------------|-------------------------------|---------------|--------------------------|
| Type:          | Single Family   | Heating:      | Baseboard, Electric           | Exterior:     | Vinyl                    |
| Style:         | Detached, 2 Storey  | Garage Type:  | Attached, Single              | Driveway:     | Double, Paved            |
| Title to Land: | Freehold  | Water:        | Drilled Well, Well            | Foundt/Devel: | Concrete, Perimeter Wall |
| Property Size: | 0.5 -0.99 Acres   | Sewer:        | Septic                        | Features:     | Deck/Patio, Ensuite      |
| Land Features: | Landscaped, Private Setting, Shopping Nearby, Stream/Pond, Wooded/Treed | Services:     | Cable, Electricity, Telephone | Roof:         | Shingle - Fiberglass     |
| Access:        | Year Round Road Access  | Rental Equip: | None                          | Flooring:     | Ceramic/Marble, Hardwood |

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|                   |          |          |        |                |    |              |     |
|-------------------|----------|----------|--------|----------------|----|--------------|-----|
| Bedrooms:         | 3        | Sign:    | Yes    | UFFI:          | No | Garage:      | Yes |
| Bathrooms:        | 2 \ 1    | 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    | 15.00 X 15.00 | MAIN FLOOR | DINING NOOK | 11.40 X 13.40 |
| MAIN FLOOR | KITCHEN        | 12.20 X 13.40 | MAIN FLOOR | LIVING ROOM | 12.60 X 14.00 |
| 2ND FLOOR  | MASTER BEDROOM | 13.10 X 13.40 | 2ND FLOOR  | BEDROOM     | 10.40 X 13.40 |
| 2ND FLOOR  | BEDROOM        | 10.60 X 11.00 |            |             |               |

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Assessment:      Taxes: 3000      Water Tax: 0      Mobile/Lsd Land Fee:  
Listing Office: Hanlon Realty