

Single Family
[1195408](#) Active

23 Mahon's Lane
 Torbay, NL, A1K 1A6

L \$349,900



Price: **\$349,900** MLS#: **1195408**
 Status: **Active**
 Legal Desc:
 Address: **23 Mahon's Lane**
 City: **Torbay, NL, A1K 1A6**
 Side of Road:
 Lot Size: **3/4 acre** District: **East Extern**
 Main Floor: **1,100** Sub-Dist: **EE22 - Torbay**
 2nd Floor Area:
 3rd Floor Area:
 4th Floor Area:
 Basement Area: **1,100** Zoning: **RES**
 Total Living Area:**2,200** Elem Schl:**Holy Trinity**
 Garage Area:
 Square FT/M: **2,200** Sec. Schl: **Holy Trinity High**
 Possession: **Neg**

Property Overview:

- Welcome to 23 Mahon's Lane this 3 bedroom home will fit all your needs. This property has the feel of home from the minute you walk into it. The main floor has a bright living room with plenty of natural light complete with a wood burning fireplace. The kitchen and dining room are separated by the wrap around cabinets and sit up peninsula. Down the hall you will find a nice size bedroom and large master. In the basement you will find a large rec room complete with wet bar and wood stove, a great place to hang out and relax. Also in the basement you will find the third bedroom, laundry and another bathroom. Outside you will find a great yard with huge detached garage. The garage is every mans dream with an extra bonus of having a basement. This property sits just on minutes from Stavanger Dr and all amenities...

Type:	Single Family	Heating:	Baseboard, Electric, Wood	Exterior:	Vinyl
Style:	Detached, Bungalow	Garage Type:	Detached, Insulated, Wired	Driveway:	Gravel
Title to Land:	Freehold	Water:	Well	Foundt/Devel:	Concrete, Fully Developed
Property Size:	0.5 -0.99 Acres	Sewer:	Municipal	Features:	Central Vacuum, Dishwasher, Fridge, Stove, Woodstove(s)
Land Features:	Landscaped, Level, Partially Fenced, Rear Yard Access (Vehicle), Wooded/Treed	Services:	Cable, Electricity, High Speed Internet, Telephone	Roof:	Shingle - Asphalt
Access:	Year Round Road Access	Rental Equip:	None	Flooring:	Ceramic/Marble, Cushion/Tile/Lino, Laminat

Bedrooms:	3	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:	1982/-	Drive Details:					
New Construction:							

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING RM/FIREPLACE	14'1" x 16'0"	MAIN FLOOR	DINING ROOM	10'11 x 9'6
MAIN FLOOR	KITCHEN	11'2 x 11'9	MAIN FLOOR	MASTER BEDROOM	10'11 x 19'2
MAIN FLOOR	BEDROOM	9'1 x 12'6	BASEMENT	BEDROOM	12'9 x 14'9
BASEMENT	REC ROOM	12'9" x 35'6	BASEMENT	LAUNDRY	11'6 x 5'0

Assessment: **\$373,600** Taxes: **2100 (2019)** Water Tax: **0** Mobile/Lsd Land Fee:

Listing Office: **Hanlon Realty**