

Single Family  
[1195898](#) Active

25 Prospect Street  
 St John's, NL, A1C1L3

L \$245,000



Price: **\$245,000**      MLS#: **1195898**  
 Status: **Active**  
 Legal Descr:  
 Address: **25 Prospect Street**  
 City: **St John's, NL, A1C1L3**  
 Side of Road:  
 Lot Size: **6X30**      District: **St. John's**  
 Main Floor: **320**      Sub-Dist: **SJ03 - Central**  
 2nd Floor Area: **320**      Zoning: **Residentia**  
 3rd Floor Area:  
 4th Floor Area:  
 Basement Area: **320**      Elem Schl:  
 Total Living Area:**960**      Sec. Schl:  
 Garage Area:  
 Square FT/M: **960**  
 Possession: **Negotiable**

Property  
 Overview:

This one plus bedroom home on a quiet street is just steps from the downtown core. After walking your way home from any number of restaurants, shops, parks, pubs, or yoga studios you can take in the unobstructed views of the narrows. Watch ships and icebergs pass by and enjoy the great natural light through the house. Featuring gleaming hardwood floors and contemporary kitchen with stainless steel appliances on the main. You'll also find a widened hardwood staircase to lead you up to the large master suite that includes a walk-in closet and ensuite with modern claw foot tub and beautiful custom stained glass. The basement houses a second bathroom, storage, laundry and 2nd bedroom or flex room that exits onto the multi leveled deck for summer time enjoyment. The home also backs on to a quaint laneway for easy access to storage and the fenced back deck. This is a spectacular property for professionals, couples, with amazing potential for an executive rental or airbnb. Don't miss out!

Type:	<b>Single Family</b>	Heating:	<b>Baseboard, Electric</b>	Exterior:	<b>Clapboard</b>
Style:	<b>Attached</b>	Garage Type:	<b>None</b>	Driveway:	<b>None</b>
Title to Land:	<b>Freehold</b>	Water:	<b>Municipal</b>	Foundt/Devel:	<b>Concrete, Fully Developed Deck/Patio, Dishwasher, Ensuite, Fridge, Stove, Washer, Dryer</b>
Property Size:	<b>Under 0.5 Acres</b>	Sewer:	<b>Municipal</b>	Features:	<b>Other</b>
Land Features:	<b>Central Location, Fenced Rear Yard, Patio(s) and Deck(s), Recreation Nearby, Shopping Nearby, View Property</b>	Services:	<b>Bus Service, Cable, Electricity, High Speed Internet</b>	Roof:	
Access:	<b>Ocean View, Year Round Road Access</b>	Rental Equip:	<b>None</b>	Flooring:	<b>Hardwood, Hardwood Stairs</b>

Bedrooms:	<b>2</b>	Sign:	<b>Yes</b>	UFFI:	<b>No</b>	Garage:	<b>No</b>
Bathrooms:	<b>1 \ 1</b>	Lockbox:	<b>Yes</b>	PCDS:	<b>No</b>	Water Front:	<b>No</b>
Rental Income:	<b>Potential</b>	Road:	<b>Public</b>	Matrim:	<b>Yes</b>	Water:	
Year Built:	<b>1950/50+ Yrs Old</b>	Drive Details:					
New Construction:							

Floor	Room	Size	Floor	Room	Size
<b>MAIN FLOOR</b>	<b>LIVING ROOM</b>	<b>10X16</b>	<b>MAIN FLOOR</b>	<b>EAT-IN KITCHEN</b>	<b>10X16</b>
<b>2ND FLOOR</b>	<b>MASTER BEDROOM</b>	<b>20X16</b>	<b>BASEMENT</b>	<b>BEDROOM</b>	<b>10X16</b>
<b>BASEMENT</b>	<b>OTHER</b>	<b>7X16</b>			

Assessment:	Taxes:	<b>1613.92 (2019)</b>	Water Tax:	<b>605.00</b>	Mobile/Lsd Land Fee:
Listing Office:	<b>Hanlon Realty</b>				