

Single Family
[1195743](#) Active

31 Octagon Heights
 Paradise, NL, A1L 0B1

L \$290,000



Price: **\$290,000** MLS#: **1195743**
 Status: **Active**
 Legal Descr:
 Address: **31 Octagon Heights**
 City: **Paradise, NL, A1L 0B1**
 Side of Road:
 Lot Size: **50x100** District: **St. Thomas - Paradise -
 Topsail**
 Main Floor: **1,000** Sub-Dist: **PT18 - Trails End -
 Paradise Area**
 2nd Floor Area:
 3rd Floor Area:
 4th Floor Area:
 Basement Area: **1,000** Zoning: **Residentia**
 Total Living Area:**2,000** Elem Schl:
 Garage Area:
 Square FT/M: **2,000** Sec. Schl:
 Possession: **Negotiable**

Next OH:
 Property
 Overview:

Public: Sun May 12, 2:00PM-4:00PM
 Just one visit and you will fall in love. Morning sun in front, evening sun in back, this pristine bungalow is warm & inviting. Main floor features: open concept living/dining rm & kitchen, walk-in pantry, stainless appliances & birch cabinets. 2 level deck leads to fenced back yard & offers a stunning view of CBS. Full bath, w/jetted tub, contains laundry. Master bedroom is luxurious with 2 large closets. The 2nd bedroom/office has more than enough room for bedroom furniture. Basement features large windows, adding light throughout. You'll forget that you're in a basement. Bright, cozy family/tv room & a den/music room. Down the hall: full bath w/laundry hook-ups, a 3rd large bedroom & rec room which could be another (3+1) bedroom, w/outside access. Essentially, could be an in-law suite or space for older kids. This well-loved home has everything you could ask for. Move in ready and priced to sell!

Type:	Single Family	Heating:	Baseboard, Electric	Exterior:	Vinyl
Style:	Detached, Bungalow	Garage Type:	None	Driveway:	Double, Paved
Title to Land:	Freehold	Water:	Municipal	Foundt/Devel:	Concrete
Property Size:	Under 0.5 Acres	Sewer:	Municipal	Features:	Air Exchanger, Alarm System, Deck/Patio, Dishwasher, Fridge, Fully Fenced, Stove, Washer, Dryer
Land Features:	Fenced Rear Yard, Landscaped, Patio(s) and Deck(s), Recreation Nearby, Shopping Nearby, Sundeck(s)	Services:	Bus Service, Cable, Electricity, High Speed Internet, Telephone	Roof:	Shingle - Asphalt
Access:	View	Rental Equip:	Alarm System	Flooring:	Carpet, Laminate, Mixed

Bedrooms:	3	Sign:	Yes	UFFI:	No	Garage:	No
Bathrooms:	2 \	Lockbox:	Yes	PCDS:	Yes	Water Front:	No
Rental Income:	Potential	Road:	Public	Matrim:	No	Water:	
Year Built:	2009/-			Drive Details:			
New Construction:							

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	17x13.5	MAIN FLOOR	DINING NOOK	12.5x8
MAIN FLOOR	KITCHEN	12.5x9	MAIN FLOOR	BEDROOM	13.5x9
MAIN FLOOR	MASTER BEDROOM	12.5x12	BASEMENT	BEDROOM	13.5x11
BASEMENT	FAMILY ROOM	14.5x12	BASEMENT	DEN	12x11
BASEMENT	LAUNDRY	5x10	BASEMENT	REC ROOM	13x12
MAIN FLOOR	BATH		BASEMENT	BATH	

Assessment: Taxes: **2171 (2019)** Water Tax: **600** Mobile/Lsd Land Fee:
 Listing Office: **Hanlon Realty**