

Single Family
1195680 Active

48 The Boulevard OTHER
St. John's, NL, A1A 1J9

L \$314,900



Price: **\$314,900** MLS#: **1195680**
 Status: **Active**
 Legal Descr:
 Address: **48 The Boulevard OTHER**
 City: **St. John's, NL, A1A 1J9**
 Side of Road:
 Lot Size: **314.9 sq. metres** District: **St. John's**
 Main Floor: **504** Sub-Dist: **SJ01 - East**
 2nd Floor Area: **504** Zoning: **Residentia**
 3rd Floor Area:
 4th Floor Area:
 Basement Area: **408** Sec. Schl:
 Total Living Area:
 Garage Area:
 Square FT/M: **1,416**
 Possession:

Property Overview: **Welcome to 48 The Boulevard. This unique tri-level townhouse has undergone a full renovation while maintaining its character in the trims and mouldings and exposing the hidden kitchen fireplace. The home is worry free with new plumbing, upgrading to 2018 Canadian Electrical Code, addition of main floor walk out patio and redesign of kitchen and bathrooms. Modernization and comfort are obvious in the new siding, doors and some windows, and choice in flooring, fixtures and paint colours. The new open concept kitchen and living space boasts large windows at each end for natural light adding to the coziness of the living room with WETT certified fireplace. Evenings can be spent in the spacious basement recreation/media room, gardening in the large rear yard directly off the basement, or enjoying the beauty and community of scenic Quidi Vidi Lake and the 3.8 km walk. Located seconds away from the Lake Avenue Dominion only increases the benefits of urban living on The Boulevard.**

Type:	Single Family	Heating:	Electric, Hot Water, Radiator	Exterior:	Vinyl
Style:	Attached	Garage Type:	None	Driveway:	None, On Street
Title to Land:	Freehold	Water:	Municipal	Foundt/Devel:	Concrete
Property Size:	1-4,500 sq ft	Sewer:	Municipal	Features:	Fireplace(s), Microwave, Torched-on
Land Features:	Landscaped, Partially Fenced, Patio, Recreation Nearby, Shopping Nearby	Services:	Bus Service, Electricity	Roof:	Torched-on
Access:		Rental Equip:	Water Heater	Flooring:	Carpet, Ceramic/Marble, Cushion/Tile/Lino, Hardwood

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

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING RM/FIREPLACE	13'x10'	MAIN FLOOR	KITCHEN	12'x10''
2ND FLOOR	BEDROOM	13x10'7''	2ND FLOOR	BEDROOM	13'x9'7''
BASEMENT	REC ROOM	18'2"x11'3''	BASEMENT	LAUNDRY	9'3"x5'
2ND FLOOR	BATH	3 piece	BASEMENT	BATH	2 piece

Assessment: **\$258,600** Taxes: **1992 (2019)** Water Tax: **605** Mobile/Lsd Land Fee:
 Listing Office: **Hanlon Realty**