

2-Apartment
[1195744](#) **Active**

74 Greenspond Drive
St. John's, NL, a1e6a1

L \$300,000



Price: **\$300,000** MLS#: **1195744**
 Status: **Active**
 Legal Descr:
 Address: **74 Greenspond Drive**
 City: **St. John's, NL, a1e6a1**
 Side of Road:
 Lot Size: **44x108** District: **St. John's**
 Main Floor: **1,145** Sub-Dist: **SJ04 - West**
 2nd Floor Area:
 3rd Floor Area:
 4th Floor Area:
 Basement Area: **1,145** Zoning: **Res.**
 Total Living Area:
 Garage Area:
 Square FT/M: **2,290** Elem Schl: **St. Matthew's**
 Possession: **NEG** Sec. Schl: **Waterford Valley**

Next OH:
 Property
 Overview:

Public: Sun May 12, 2:00PM-4:00PM
Well-maintained and move-in ready, this bright and spacious 2-apartment home in Cowan Heights would make a lovely family home with a registered apartment to offset the mortgage, or an excellent investment property. The freshly painted main unit features three bedrooms, including master with full ensuite, rec room with half bath, and lovely hardwood floors in the main living areas. The 2-bedroom basement apartment doesn't feel like a basement at all, with a grade-level entrance at the back of the house, and large above-ground windows. Currently rented for \$750/month, POU. Main was previously rented for \$1300, POU. Recent updates include a new front door, new kitchen counter, new flooring and toilet in ensuite, new carpet on stairs and in rec room, programmable thermostats, fresh paint throughout, and more.

Type:	2-Apartment	Heating:	Baseboard, Electric	Exterior:	Vinyl
Style:	Detached, Bungalow	Garage Type:	None	Driveway:	Double, Paved
Title to Land:	Freehold	Water:	Municipal	Foundt/Devel:	Concrete, Fully Developed
Property Size:	4,051-7,250 sq ft, Under 0.5 Acres	Sewer:	Municipal	Features:	Air Exchanger, Deck/Patio, Dishwasher, Ensuite, Fridge, Storage Shed, Stove
Land Features:	Landscaped, Patio, Shopping Nearby	Services:		Roof:	Shingle - Asphalt
Access:	Year Round Road Access	Rental Equip:	None	Flooring:	Carpet, Cushion/Tile/Lino, Hardwood, Laminate

Inclusions: **2 Fridges, 2 Stoves, Dishwasher.**
 Exclusions: **Washer and Dryer in apartment belong to tenant.**

Bedrooms:	5	Sign:	Yes	UFFI:	No	Garage:	No
Bathrooms:	3 \ 1	Lockbox:	Yes	PCDS:	Yes	Water Front:	No
Rental Income:	Yes	Road:	Public	Matrim:	No	Water:	
Year Built:	1995/Approximate			Drive Details:	Double paved.		
New Construction:							

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	11.3x15.4	MAIN FLOOR	DINING ROOM	9.7x10.7
MAIN FLOOR	KITCHEN	13.1x13.3	MAIN FLOOR	FOYER	5.9x5.7
MAIN FLOOR	MASTER BEDROOM	12.3x11.10	MAIN FLOOR	BEDROOM	8.9x9.3
MAIN FLOOR	BEDROOM	12.4x13.5	MAIN FLOOR	ENSUITE BATH	5x7 4pcs
MAIN FLOOR	BATH	5x8.9 4pcs	BASEMENT	FAMILY ROOM	15.3x15.5
BASEMENT	BATH	4.9x4.7 2pcs	BASEMENT	LAUNDRY	10.5x8.1
BASEMENT	APT LIVING	13.4x11.4	BASEMENT	APT KITCHEN	13.9x11.3
BASEMENT	APT BEDROOM	14.5x11.4	BASEMENT	APT BEDROOM	10.4x9.10

Assessment: **\$298,500** Taxes: **2298 (2019)** Water Tax: **1210** Mobile/Lsd Land Fee:
 Listing Office: **Hanlon Realty**