

Single Family
[1195343](#) Active

1298 Thorburn Road
 St. Philip's, NL, A1M1J2

L \$265,000



Price: **\$265,000** MLS#: **1195343**
 Status: **Active**
 Legal Descr:
 Address: **1298 Thorburn Road**
 City: **St. Philip's, NL, A1M1J2**
 Side of Road:
 Lot Size: **92 x 165** District: **East Extern**
 Main Floor: **1,344** Sub-Dist: **EE26 - St. Philips**
 2nd Floor Area: Zoning: **RES**
 3rd Floor Area: Elem Schl:
 4th Floor Area:
 Basement Area: **1,344** Sec. Schl:
 Total Living Area:**2,600**
 Garage Area:
 Square FT/M: **2,688**
 Possession: **neg**

Next OH:
 Property
 Overview:

Public: Sun Jun 9, 2:00PM-4:00PM
 Beautiful, open concept features vaulted ceilings, some French doors, basement workshop, a large wood stove in the oversized rec room PLUS a large 10 X 20 bonus room with own entrance that can be used for your personal gym, craft/hobby room or even an in law suite with a few modifications or a home based business. This fully developed home is on an oversized lot. Offers a gorgeous view, lots of character and just minutes from the ocean and Avalon Mall. Backyard is private with mature trees, professionally installed garden bank and shed. Upgrades include both bathrooms, kitchen, ceramic tiles, hardwood stairs, two large decks on front and rear, some windows and rear landscaping. Located with the highly desirable Beachy Cove Elementary School zone and just two minutes from the new state of the art 5-9 school and incredible recreation facilities.

Type:	Single Family	Heating:	Electric	Exterior:	Clapboard
Style:	Detached, Multi Level	Garage Type:	None	Driveway:	Gravel
Title to Land:	Freehold	Water:	Municipal	Foundt/Devel:	Concrete
Property Size:	Under 0.5 Acres	Sewer:	Municipal	Features:	Deck/Patio, Dishwasher, Drapes/Window/Coverings, Fridge, Stove, Washer, Dryer, Woodstove(s)
Land Features:	Patio(s) and Deck(s), Private Setting, Recreation Nearby, Shopping Nearby, Wooded/Treed	Services:	Cable, Electricity, Telephone	Roof:	Shingle - Asphalt
Access:	Year Round Road Access	Rental Equip:		Flooring:	Ceramic/Marble, Hardwood, Laminate

Bedrooms:	4	Sign:	No	UFFI:	No	Garage:	No
Bathrooms:	2 \	Lockbox:	Yes	PCDS:	No	Water Front:	No
Rental Income:	No	Road:	Public	Matrim:	Yes	Water:	
Year Built:	1976/-			Drive Details:			
New Construction:							

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	FOYER	12 x 6	MAIN FLOOR	KITCHEN	13 x 12
MAIN FLOOR	DINING ROOM	14 x 10	MAIN FLOOR	LIVING ROOM	18 x 13
2ND FLOOR	MASTER BEDROOM	14 x 12	2ND FLOOR	BEDROOM	14 x 11
2ND FLOOR	BEDROOM	10 x 10	LOWER LEVEL	OFFICE	20 x 10
LOWER LEVEL	BEDROOM	11 x 9	BASEMENT	LAUNDRY	12 x 7
BASEMENT	REC ROOM	22 x 18	BASEMENT	WORKSHOP	12 x 8

Assessment: Taxes: **2800 (2019)** Water Tax: **0** Mobile/Lsd Land Fee:
 Listing Office: **Hanlon Realty**