

Single Family
[1195656](#) Active

14 Sprucewood Lane
 Torbay, NL, A1K 1G4

L \$545,000



Price: **\$545,000** MLS#: **1195656**
 Status: **Active**
 Legal Descr:
 Address: **14 Sprucewood Lane**
 City: **Torbay, NL, A1K 1G4**
 Side of Road:
 Lot Size: **132x246x245x147** District: **East Extern**
 Main Floor: **2,081** Sub-Dist: **EE22 - Torbay**
 2nd Floor Area: Zoning: **Res.**
 3rd Floor Area: Elem Schl:
 4th Floor Area:
 Basement Area: **2,081** Sec. Schl:
 Total Living Area: **4,162**
 Garage Area:
 Square FT/M: **4,162**
 Possession: **Negotiable**

Next OH:
 Property
 Overview:

Public: Sun Jun 9, 2:00PM-4:00PM
 Beautiful and fully developed, this large executive bungalow is located on a super large lot with a stunning view of the evergreen valley below. There's a two bay attached garage, a large detached garage and a shed for extra storage. The beautiful circular driveway is fully paved and leads down to the garage at rear. The home boasts open concept, with a beautiful kitchen, huge walk in pantry and adjacent office. three very spacious bedrooms are tucked away from the main living area. the basement is comprised of a large open concept recreation room, three piece bathroom, plus extra rooms to use as you please. This is a fabulous family home and going well below its value. Only minutes from major shopping, via new access road. All measurements, although believed to be correct, should to be confirmed by purchaser and purchasers agent.

Type:	Single Family	Heating:	Baseboard, Electric	Exterior:	Vinyl
Style:	Detached, Bungalow	Garage Type:	Attached, Detached	Driveway:	Circular, Paved
Title to Land:	Freehold	Water:	Drilled Well	Foundt/Devel:	Fully Developed, Poured Concrete, Walkout Deck/Patio,
Property Size:	21,780-32,669 sq ft (1/2 - 3/4 ac)	Sewer:	Septic	Features:	Dishwasher, Ensuite, Fireplace(s), Heat Exchanger Unit, Microwave, Propane Fireplace, Storage Shed, Whirlpool Tub
Land Features:		Services:		Roof:	Shingle - Asphalt
Access:		Rental Equip:		Flooring:	Ceramic/Marble, Hardwood, Hardwood Stairs, Mixed

Bedrooms:	3	Sign:	Yes	UFFI:	No	Garage:	Yes
Bathrooms:	3 \	Lockbox:	Yes	PCDS:	Yes	Water Front:	No
Rental Income:	No	Road:	Public	Matrim:	Yes	Water:	
Year Built:	2013/-			Drive Details:			
New Construction:							

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	25x16	MAIN FLOOR	LIVING ROOM	19x15
MAIN FLOOR	MASTER BEDROOM	17x15.6	MAIN FLOOR	BEDROOM	12.7x11.2
MAIN FLOOR	BEDROOM	13x10.2	MAIN FLOOR	PANTRY	10x9
MAIN FLOOR	OTHER	16.5x16.2	BASEMENT	REC ROOM	33.6x21.8
BASEMENT	OTHER	19x18.2	BASEMENT	HOBBY ROOM	14x9.6
BASEMENT	OTHER	15x13.6	BASEMENT	OTHER	13x11

Assessment: Taxes: **4242** Water Tax: **0** Mobile/Lsd Land Fee:
 Listing Office: **Hanlon Realty**