

Single Family
1192182 Active

19 River Run Sub-Division
Conception Bay South, NL, A1W 5W5

L \$289,500



Price: \$289,500 MLS#: 1192182
 Status: **Active**
 Legal Descr:
 Address: 19 River Run Sub-Division
 City: Conception Bay South, NL, A1W 5W5
 Side of Road:
 Lot Size: 50 * 100 District: Conception Bay South
 Main Floor: 1,200 Sub-Dist: CS32 - Chamberlains-Manuels
 2nd Floor Area:
 3rd Floor Area:
 4th Floor Area:
 Basement Area: 1,200 Zoning: Res
 Total Living Area:
 Garage Area:
 Square FT/M: 2,400 Elem Schl: Topsail & Villanova
 Sec. Schl: Villanova & Holyspir
 Possession: Negotiable

Property Overview: Welcome to 19 River Run, Chamberlains, CBS. You have been looking for a nice split entry home in a quiet neighbourhood, not far outside the city. This home features an open concept family room and kitchen. There are 3 bedrooms, a full bath and the master has an ensuite. There is laminate flooring and crown mouldings throughout the main living area, hallway and the bedrooms. Downstairs is waiting for you to develop. There are lots of options including a roughin for another full bath. Laundry is downstairs. The house has an electrical pony panel ready to accept power from a gas generator should the main electricity fail. The grounds are well kept, with a fully fenced back yard, an 8x6 storage shed with power, a double paved driveway. This house is a must see! Oh, did I mention the fish pond in the backyard.

Type: Single Family	Heating: Baseboard, Electric	Exterior: Shingles, Vinyl
Style: Detached, Split Entry	Garage Type: None	Driveway: Double, Paved
Title to Land: Freehold	Water: Municipal	Foundt/Devel: Concrete, Full
Property Size: 1-4,500 sq ft	Sewer: Municipal	Features: Air Exchanger, Deck/Patio, Drapes/Window/Coverings, Ensuite, Fully Fenced, Storage Shed, Thermo Windows
Land Features: Fenced Rear Yard, Landscaped, Patio(s) and Deck(s), Recreation Nearby, Shopping Nearby, Subdivision	Services: Cable, Electricity, High Speed Internet, Other, Telephone	Roof: Shingle - Asphalt
Access: Year Round Road Access	Rental Equip:	Flooring: Ceramic/Marble, Hardwood Stairs, Laminate

Exclusions: Owners will be keeping the generator, sandbox and the planters in the rear yard, as well as the fish and plants in the fish pond.

Bedrooms: 3	Sign: Yes	UFFI: No	Garage: No
Bathrooms: 2 \	Lockbox: Yes	PCDS: Yes	Water Front: No
Rental Income: No	Road: Public	Matrim: Yes	Water:
Year Built: 2011/Owner		Drive Details: Paved driveway, paving stone walkway.	
New Construction: Exists			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	15/5" * 15/4"	MAIN FLOOR	EAT-IN KITCHEN	15/5" * 18/4"
MAIN FLOOR	PORCH	6/8" * 5/6"	MAIN FLOOR	PORCH	6/8" * 7/6"
MAIN FLOOR	MASTER BEDROOM	15/8" * 11/8"	MAIN FLOOR	ENSUITE BATH	5/8" * 10/0"
MAIN FLOOR	BEDROOM	13/4" * 9/8"	MAIN FLOOR	BEDROOM	13/4" * 9/8"
MAIN FLOOR	BATH	8/0" * 8/0"	BASEMENT	STORAGE	38/0" * 15/6"
BASEMENT	STORAGE	19/0" * 15/6"	BASEMENT	STORAGE	12/0" * 15/6"

Assessment: Taxes: 2556 Water Tax: 0 Mobile/Lsd Land Fee:
 Listing Office: Hanlon Realty