

Single Family  
1185498 Active

3 Mockingbird Drive  
Paradise, NL, A1L 3K8

L \$309,900



Price: **\$309,900**      MLS#: **1185498**  
 Status: **Active**  
 Legal Descr:  
 Address: **3 Mockingbird Drive**  
 City: **Paradise, NL, A1L 3K8**  
 Side of Road:  
 Lot Size: **50 x 100**      District: **St. Thomas - Paradise -  
Topsail**  
 Main Floor: **1,347**      Sub-Dist: **PT18 - Trails End -  
Paradise Area**  
 2nd Floor Area:  
 3rd Floor Area:  
 4th Floor Area:  
 Basement Area: **1,347**      Zoning: **RES**  
 Total Living Area:**2,694**      Elem Schl:**Paradise Elementary**  
 Garage Area: **228**      Sec. Schl: **Mount Pearl Intermed**  
 Square FT/M: **2,694**  
 Possession: **Immediate**

Next OH:  
Property  
Overview:

**Public: Sun Jun 9, 2:00PM-4:00PM**

This is a custom designed 4 bedroom bungalow (2 bedrooms up and 2 bedrooms down) with attached garage and 12'x10' storage shed. After the kids walk to Paradise Elementary in the morning, you can walk down the street to get your morning tea or coffee, from one of the best coffee places in the city. Then enjoy it on your deck from the comfort of your covered gazebo, admiring your beautifully landscaped backyard. The main floor is quite spacious with the laundry room conveniently located between the kitchen and living room. There is loads of space on the lower level, which could be used as an in-law suite with another kitchen. It is fully developed with a large family room, 2 more bedrooms, a storage room, office and workshop with its own covered walkout. This home is in a central location just off Karwood Drive close to many amenities, with easy access to the Outer Ring Road and TCH. It is close to Paradise Elementary School, daycares, playgrounds, shopping and walking trails.

Type:	<b>Single Family</b>	Heating:	<b>Electric, Propane</b>	Exterior:	<b>Vinyl</b>
Style:	<b>Detached, Bungalow</b>	Garage Type:	<b>Attached, Single</b>	Driveway:	<b>Double, Paved</b>
Title to Land:	<b>Freehold</b>	Water:	<b>Municipal</b>	Foundt/Devel:	<b>Concrete, Fully Developed</b>
Property Size:	<b>4,051-7,250 sq ft, Under 0.5 Acres</b>	Sewer:	<b>Municipal</b>	Features:	<b>Air Exchanger, Alarm System, Deck/Patio, Dishwasher, Ensuite, Fireplace(s), Fridge, Fully Fenced, Inlaw Suite, Storage Shed</b>
Land Features:	<b>Central Location, Cleared, Fenced Rear Yard, Landscaped, Level, Patio(s) and Deck(s), Recreation Nearby, Shopping Nearby</b>	Services:	<b>Cable, Electricity, High Speed Internet, Telephone</b>	Roof:	<b>Shingle - Asphalt</b>
Access:	<b>Year Round Road Access</b>	Rental Equip:	<b>Propane Tank</b>	Flooring:	<b>Ceramic/Marble, Hardwood, Laminate</b>

Bedrooms:	<b>4</b>	Sign:	<b>Yes</b>	UFFI:	<b>No</b>	Garage:	<b>Yes</b>
Bathrooms:	<b>3 \</b>	Lockbox:	<b>Yes</b>	PCDS:	<b>Yes</b>	Water Front:	<b>No</b>
Rental Income:	<b>No</b>	Road:	<b>Public</b>	Matrim:	<b>Yes</b>	Water:	<b>Municipal</b>
Year Built:	<b>2007/Approximate</b>	Drive Details:					
New Construction:							

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	PORCH	6'2"x9'2"	MAIN FLOOR	GARAGE	11'6"x19'10"
MAIN FLOOR	OFFICE	5'x8'	MAIN FLOOR	BATH	5'5"x9'
MAIN FLOOR	BEDROOM	10'11"x10'3"	MAIN FLOOR	MASTER BEDROOM	12'10"x14'10"
MAIN FLOOR	ENSUITE BATH	5'1"x10'9"	MAIN FLOOR	LIVING RM/FIREPLACE	12'8"x14'11"
MAIN FLOOR	LAUNDRY	8'8"x11'4"	MAIN FLOOR	EAT-IN KITCHEN	11'4"x14'3"
BASEMENT	FAMILY RM/FIREPLACE	13'10"x28'7"	BASEMENT	BEDROOM	13'4"x14'5"
BASEMENT	OFFICE	8'x10'7"	BASEMENT	STORAGE	8'2"x8'
BASEMENT	BEDROOM	20'9"x12'10"	BASEMENT	BATH	9'1"x6'5"
BASEMENT	WORKSHOP	10'2"x13'11"			

Assessment: **\$356,200**      Taxes: **2997 (2018)**      Water Tax:      Mobile/Lsd Land Fee:

Listing Office: **Hanlon Realty**