

Single Family
 1195264 Active

31 Hamlet Street
 St. John's, NL, A1B 0K9

L \$329,000



Price: \$329,000 MLS#: 1195264
 Status: Active
 Legal Descr:
 Address: 31 Hamlet Street
 City: St. John's, NL, A1B 0K9
 Side of Road:
 Lot Size: 50x100 District: St. John's
 Main Floor: 1,194 Sub-Dist: SJ02 - North
 2nd Floor Area: Zoning: res
 3rd Floor Area: Elem Schl:
 4th Floor Area:
 Basement Area: 834 Sec. Schl:
 Total Living Area:
 Garage Area: 360
 Square FT/M: 2,028
 Possession:

Next OH:
 Property
 Overview:

Public: Sun Jun 9, 2:00PM-4:00PM
 Located in beautiful Kenmount Terrace is this immaculately kept split entry home with an open concept designed main floor featuring bright living room, dining area and kitchen with access to the private rear patio. 3 well-proportioned bedrooms & bathroom completes the main. The fully developed basement offers large rec room, great sized bedroom ,an additional room that could be used as a home office or den & laundry room. A large attached garage completes this home complete. This home is situated close to schools, MUN and on major bus routes, shopping centers and restaurants. Ideally located in one of St. John's most sought after subdivisions this home is perfect for the growing family. Quick access to the TCH/Outer Ring Road, ideal for commuters!

Type: Single Family	Heating: Electric	Exterior: Vinyl
Style: Detached, Split Entry	Garage Type: Attached	Driveway: Paved
Title to Land: Freehold	Water: Municipal	Foundt/Devel: Concrete
Property Size: Under 0.5 Acres	Sewer: Municipal	Features: Air Exchanger, Dishwasher, Fridge, Stove, Washer, Dryer
Land Features: Recreation Nearby, Shopping Nearby, Subdivision	Services: Bus Service, Cable, Electricity, High Speed Internet, Telephone	Roof: Shingle - Asphalt
Access:	Rental Equip: None	Flooring: Cushion/Tile/Lino, Laminate

Bedrooms: 4	Sign: Yes	UFFI: No	Garage: Yes
Bathrooms: 2 \	Lockbox: Yes	PCDS: No	Water Front: No
Rental Income: No	Road: Public	Matrim: No	Water:
Year Built: 2011/-		Drive Details:	
New Construction:			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	EAT-IN KITCHEN	15.8x11.2	MAIN FLOOR	LIVING ROOM	12.1x17
MAIN FLOOR	MASTER BEDROOM	14.8x11.3	MAIN FLOOR	BEDROOM	9.1x10
MAIN FLOOR	BEDROOM	9.8x8.10	MAIN FLOOR	BATH	
BASEMENT	REC ROOM	11.10x15.2	BASEMENT	BEDROOM	11.7x10
BASEMENT	OFFICE	11.6x9.11	BASEMENT	LAUNDRY	9.5x6.8
BASEMENT	BATH				

Assessment: Taxes: 2593 Water Tax: 580 Mobile/Lsd Land Fee:
 Listing Office: Hanlon Realty