

Single Family
[1194020](#) Active

34 Flora Drive
 TORBAY, NL, A1K 0H5

L \$469,900



Price: **\$469,900** MLS#: **1194020**
 Status: **Active**
 Legal Descr:
 Address: **34 Flora Drive**
 City: **TORBAY, NL, A1K 0H5**
 Side of Road:
 Lot Size: **3/4 ACRE** District: **East Extern**
 Main Floor: **1,656** Sub-Dist: **EE22 - Torbay**
 2nd Floor Area:
 3rd Floor Area:
 4th Floor Area:
 Basement Area: **1,656** Zoning: **Res.**
 Total Living Area:
 Garage Area:
 Square FT/M: **3,312** Elem Schl: **Holy Trinity**
 Possession: **Neg** Sec. Schl: **Holy Trinity High**

Next OH:
 Property
 Overview:

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

This 3 Bedroom ranch style bungalow boasts gleaming hardwood and ceramic floors in the main area, an upgraded trim package which includes window and door headers and crown mouldings. Low E Argon windows, upgraded attic insulation and much more. The Kitchen area has beautiful stain birch cabinets and loads of counter space, which has a peninsula and raised eating bar. The large Master Bedroom has nice large windows for natural lighting, and is complete with 3-piece ensuite and walk-in closet. The two spacious bedrooms are separated from the master in the rear by the main bathroom and ensuite to allow for privacy. The remaining area of the main floor has a large foyer, laundry and garage mud room. Basement is finished with rec room, play room and full bathroom, which is currently used as a certified daycare for 6 children. The front is landscaped with a paved driveway, fenced backyard and area to build a detached garage if needed.

Type:	Single Family	Heating:	Baseboard, Electric, Mini Split	Exterior:	Vinyl
Style:	Detached, Bungalow	Garage Type:	Attached, Double	Driveway:	Double, Paved
Title to Land:	Freehold	Water:	Drilled Well	Foundt/Devel:	Concrete, Partially Developed
Property Size:	0.5 -0.99 Acres	Sewer:	Septic	Features:	Dishwasher, Microwave, Washer, Dryer
Land Features:	Hillside, Landscaped, Patio(s) and Deck(s), Rear Yard Access (Vehicle), Subdivision, Wooded/Treed	Services:	Cable, Electricity, Telephone	Roof:	Shingle - Fiberglass
Access:	Year Round Road Access	Rental Equip:	Alarm System	Flooring:	Carpet, Ceramic/Marble, Cushion/Tile/Lino

Bedrooms:	3	Sign:	Yes	UFFI:	No	Garage:	Yes
Bathrooms:	2 \ 1	Lockbox:	Yes	PCDS:	Yes	Water Front:	No
Rental Income:	Potential	Road:	Public	Matrim:	Yes	Water:	
Year Built:	2014/Approximate			Drive Details:			
New Construction:							

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	14X16	MAIN FLOOR	DINING ROOM	14X16
MAIN FLOOR	KITCHEN	12X12	MAIN FLOOR	BEDROOM	12X12
MAIN FLOOR	BEDROOM	12X12	MAIN FLOOR	BATH	8.8X8
MAIN FLOOR	MASTER BEDROOM	16X14	MAIN FLOOR	OTHER	5X8 WALK-IN CLO
MAIN FLOOR	ENSUITE BATH	6X8	MAIN FLOOR	LAUNDRY	6X6
MAIN FLOOR	FOYER	5.6X7			

Assessment: **\$480,400** Taxes: **4400 (2019)** Water Tax: **0** Mobile/Lsd Land Fee:
 Listing Office: **Hanlon Realty**