

**2-Apartment**  
**1193298 Active**

**35 COLVILLE Street**  
**ST. JOHN'S, NL, A1E 3J9**

**L \$290,000**



Price: **\$290,000**      MLS#: **1193298**  
 Status: **Active**  
 Legal Descr:  
 Address: **35 COLVILLE Street**  
 City: **ST. JOHN'S, NL, A1E 3J9**  
 Side of Road:  
 Lot Size: **51 X 116**      District: **St. John's**  
 Main Floor: **1,275**      Sub-Dist: **SJ04 - West**  
 2nd Floor Area:      Zoning: **RES**  
 3rd Floor Area:      Elem Schl:  
 4th Floor Area:  
 Basement Area: **1,275**      Sec. Schl:  
 Total Living Area:**2,275**  
 Garage Area:  
 Square FT/M: **2,550**  
 Possession: **Immed**

Property Overview: **Priced to sell — Great investment in the heart of the west end and close to downtown! This Registered 2 apartment home has parking for 3 cars; The main unit holds 3 great sized bedrooms on the main floor along with a spacious living room complete with fireplace and separate dining room. The rear deck is located off the kitchen and perfect for entertaining as well as a partially fenced back yard and complete with its own storage shed. The roomy 2 bedroom basement unit has its own laundry and could be ready to rent with a bit of TLC.**

Type:	<b>2-Apartment</b>	Heating:	<b>Electric</b>	Exterior:	<b>Vinyl</b>
Style:	<b>Detached, Bungalow</b>	Garage Type:	<b>None</b>	Driveway:	<b>Double, Paved</b>
Title to Land:	<b>Freehold</b>	Water:	<b>Municipal</b>	Foundt/Devel:	<b>Poured Concrete</b>
Property Size:	<b>Under 0.5 Acres</b>	Sewer:	<b>Municipal</b>	Features:	<b>Dishwasher, Fridge</b>
Land Features:	<b>Recreation Nearby, Shopping Nearby</b>	Services:	<b>Bus Service, Electricity</b>	Roof:	<b>Shingle - Asphalt</b>
Access:	<b>Year Round Road Access</b>	Rental Equip:		Flooring:	<b>Carpet, Cushion/Tile/Lino, Laminate</b>

Bedrooms:	<b>5</b>	Sign:	<b>Yes</b>	UFFI:	<b>No</b>	Garage:	<b>No</b>
Bathrooms:	<b>2 \</b>	Lockbox:	<b>Yes</b>	PCDS:	<b>Yes</b>	Water Front:	<b>No</b>
Rental Income:	<b>Yes</b>	Road:	<b>Public</b>	Matrim:	<b>No</b>	Water:	
Year Built:	<b>1966/-</b>			Drive Details:			
New Construction:							

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	12.6 X 9	MAIN FLOOR	DINING ROOM	11.7 X 10.5
MAIN FLOOR	KITCHEN	14 X 9.10	MAIN FLOOR	BEDROOM	9 X 14
MAIN FLOOR	BEDROOM	11 X 7.9	MAIN FLOOR	MASTER BEDROOM	1010 X 14
BASEMENT	LAUNDRY	11.3 X 31	BASEMENT	LIVING ROOM	12.6 X 13.9
BASEMENT	KITCHEN	11.10 X 9.10	BASEMENT	LAUNDRY	7.1 X 4.7
BASEMENT	BEDROOM	8.2 X 12.7	BASEMENT	MASTER BEDROOM	12.6 X 12

Assessment:      Taxes: **3383**      Water Tax: **.**      Mobile/Lsd Land Fee:  
 Listing Office: **Hanlon Realty**