

Condominiums
[1193977](#) **Active**

70 Freshwater Road #205
St. John's, NL, A1C 2N6

L \$300,000



Price: **\$300,000** MLS#: **1193977**
 Status: **Active**
 Legal Descr:
 Address: **70 Freshwater Road #205**
 City: **St. John's, NL, A1C 2N6**
 Side of Road:
 Lot Size: **N/A** District: **St. John's**
 Main Floor: **936** Sub-Dist: **SJ03 - Central**
 2nd Floor Area: **699** Zoning: **Res.**
 3rd Floor Area:
 4th Floor Area:
 Basement Area: Sec. Schl:
 Total Living Area:**1,635**
 Garage Area:
 Square FT/M: **1,635**
 Possession: **immediate**

Property Overview:

Priced below some comparable properties! Built by award winning Reardon Construction, this 2 story condo unit gives you the convenience of condo living with an open and generous floor plan. The upstairs features two loft style bedrooms, a large bathroom off the master, a bright, cozy sitting area and several dormer style storage spaces. The master includes a roomy walk-in closet. That upstairs bathroom is spacious, with a claw foot soaker tub, and a separate shower. The main floor features an open concept layout with a kitchen and laundry, living room space, dining room space, family room space, full bath and den/small bedroom. 9 foot ceilings. The deck off of the kitchen is the perfect spot for outdoor living. This unit comes with an intercom, separate storage locker and 1 assigned parking space, plus extra guest spaces available.

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|----------------|--|---------------|--|---------------|---|
| Type: | Condominiums | Heating: | Baseboard, Electric | Exterior: | Vinyl |
| Style: | Attached, Condo Townhouse | Garage Type: | None | Driveway: | Multiple Driveways, Paved |
| Title to Land: | Freehold | Water: | Municipal | Foundt/Devel: | Concrete |
| Property Size: | 0.5 -0.99 Acres | Sewer: | Municipal | Features: | Air Exchanger, Deck/Patio, Dishwasher, Drapes/Window/Coverings, Ensuite, Fridge, Fully Fenced, Microwave, Stove, Washer, Dryer |
| Land Features: | Balcony(s) and Patio(s), Central Location, Fenced Rear Yard, Landscaped, Recreation Nearby, Shopping Nearby, Wooded/Treed | Services: | Bus Service, Cable, Electricity, High Speed Internet, Telephone | Roof: | Shingle - Asphalt |
| Access: | | Rental Equip: | | Flooring: | Carpet, Ceramic/Marble, Hardwood, Mixed |

Inclusions: Stackable washer & dryer, fridge, stove, dishwasher, microwave/range hood.

| | | | | | | | |
|-------------------|---------------|----------|---------------|----------------|------------|--------------|-----------|
| Bedrooms: | 3 | Sign: | No | UFFI: | No | Garage: | No |
| Bathrooms: | 2 \ | Lockbox: | Yes | PCDS: | Yes | Water Front: | No |
| Rental Income: | No | Road: | Public | Matrim: | No | Water: | |
| Year Built: | 2013/- | | | Drive Details: | | | |
| New Construction: | | | | | | | |

| Floor | Room | Size | Floor | Room | Size |
|------------|--------------|-------------|------------|----------------|-------------|
| MAIN FLOOR | KITCHEN | 14.40x10.20 | MAIN FLOOR | LIVING ROOM | 15.10x12.40 |
| MAIN FLOOR | FAMILY ROOM | 14.40x14.10 | MAIN FLOOR | DINING NOOK | 10.00x12.00 |
| MAIN FLOOR | DEN | 10.70x8.70 | MAIN FLOOR | BATH | |
| 2ND FLOOR | BEDROOM | 12.50x8.50 | 2ND FLOOR | MASTER BEDROOM | 16.30x12.40 |
| 2ND FLOOR | ENSUITE BATH | 10.60x9.10 | | | |

Assessment: Taxes: **2195** Water Tax: **605** Mobile/Lsd Land Fee:
 Monthly Condo Fee: **\$325.00**

Listing Office: **Hanlon Realty**