

Single Family
1198713 Active

2 Maxs Lane
Brigus Junction, NL, A0B 1G0

L \$350,000



Price: **\$350,000** MLS#: 1198713
 Status: **Active**
 Legal Descr:
 Address: **2 Maxs Lane**
 City: **Brigus Junction, NL, A0B 1G0**
 Side of Road:
 Lot Size: **219 x 182** District: **Conception Bay Central**
 Main Floor: **1,564** Sub-Dist: **CC43 - Brigus Junction Middle Gull Pond/Salmonier line(to St Res.**
 2nd Floor Area: Zoning: **Res.**
 3rd Floor Area: Elem Schl:
 4th Floor Area:
 Basement Area: **1,564** Sec. Schl:
 Total Living Area:**3,128**
 Garage Area:
 Square FT/M: **3,128**

Possession:

Property Overview: **Country living with year around access. This beautiful two year old cottage with double bay garage plus in-house garage located in Brigus Junction was built for relaxation and an occasional party. Fully developed with open concept features 3 bedroom and 2 full bathrooms on the main. With custom made kitchen and island with granite counter, propane range, eating area, built in bar, living room with propane fireplace and mini split plus electric heat throughout. Relax sit back and enjoy the beauty of nature through a wall of windows. Downstairs features mini split, a laundry room, games room/rec room/theatre room etc. Outside features wrap around deck with large outdoor living space over looking the water while you sit back and relax listening to the sound of the birds or enjoy watching the stars. \$500 road fees per year.**

Type:	Single Family	Heating:	Electric	Exterior:	Vinyl
Style:	Detached, A Frame	Garage Type:	Attached, Detached, Double	Driveway:	Gravel
Title to Land:	Freehold	Water:	Well	Foundt/Devel:	Concrete
Property Size:	0.5 -0.99 Acres	Sewer:	Septic	Features:	Air Exchanger, Deck/Patio, Dishwasher, Ensuite, Fireplace(s), Gas Stove(s), Satellite Dish
Land Features:	Cleared, Not Landscaped, Patio(s) and Deck(s), Private Setting, Waterfront Property	Services:	Cable, Electricity	Roof:	Shingle - Asphalt
Access:	Other, View, Water Frontage	Rental Equip:	Propane Tank	Flooring:	Ceramic/Marble, Hardwood, Laminate

Bedrooms:	3	Sign:	Yes	UFFI:	No	Garage:	Yes
Bathrooms:	2 \	Lockbox:	Yes	PCDS:	Yes	Water Front:	Yes
Rental Income:	Potential	Road:	Public	Matrim:	No	Water:	
Year Built:	2017/-			Drive Details:			
New Construction:							

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING RM/DINING RM COMBO	29 x 16	MAIN FLOOR	KITCHEN	13.5 x 17
MAIN FLOOR	BEDROOM	12 x 8	MAIN FLOOR	BEDROOM	11.5 x 11
MAIN FLOOR	MASTER BEDROOM	12 x 14	MAIN FLOOR	FOYER	8 x 7
BASEMENT	LIVING ROOM	19 x 9	BASEMENT	OTHER	17 x 13.5
BASEMENT	REC ROOM	29 x 21			

Assessment:	Taxes:	0	Water Tax:	0	Mobile/Lsd Land Fee:
Listing Office:	Hanlon Realty				