

Single Family  
[1198721](#) Active

3 Simms Street  
 St. John's, NL, A1B2A1

L \$220,000



Price: **\$220,000**      MLS#: **1198721**  
 Status: **Active**  
 Legal Descr:  
 Address: **3 Simms Street**  
 City: **St. John's, NL, A1B2A1**  
 Side of Road:  
 Lot Size: **5339 sq ft**      District: **St. John's**  
 Main Floor: **577**      Sub-Dist: **SJ01 - East**  
 2nd Floor Area: **458**      Zoning: **Res.**  
 3rd Floor Area:  
 4th Floor Area:  
 Basement Area:      Elem Schl: **Rennie's River**  
 Total Living Area: **1,035**      Sec. Schl: **MacDonald Dr/Gonzaga**  
 Garage Area:  
 Square FT/M: **1,035**  
 Possession: **NEG**

Next OH:  
 Property  
 Overview:

**Public: Sun Sep 8, 2:00PM-4:00PM**  
**Location Location Location!** 3 Simms St is conveniently located off Gooseberry Lane in a highly sought-after area. This beautiful established neighborhood has many mature trees, and is within walking distance to CONA, Confederation Building, MUN, Churchill Square and more. This charming cottage-style home features an eat-in kitchen, living room, and large laundry room/office area on the main. Upstairs is a full bath, and three bedrooms, including a master with a large closet. The inviting backyard has a small shed and is fully fenced, and there is an additional piece of land with mature trees at the front of the lot (on the corner of Simms and Gooseberry Lane) which also belongs to the property. This home will require updates to bring it up to modern standards, and to correct some sagging in the second floor, but offers an excellent opportunity to get into a fantastic area at an affordable price! Check out the 3D tour at [tinyurl.com/3SimmsSt](http://tinyurl.com/3SimmsSt)

Type:	<b>Single Family</b>	Heating:	<b>Baseboard, Electric</b>	Exterior:	<b>Vinyl</b>
Style:	<b>Detached, 2 Storey</b>	Garage Type:	<b>None</b>	Driveway:	<b>Double, Gravel</b>
Title to Land:	<b>Freehold</b>	Water:	<b>Municipal</b>	Foundt/Devel:	<b>Crawl, Perimeter Wall, Poured Concrete</b>
Property Size:	<b>4,051-7,250 sq ft, Under 0.5 Acres</b>	Sewer:	<b>Municipal</b>	Features:	<b>Dishwasher, Fridge, Partially Fenced, Stove</b>
Land Features:	<b>Central Location, Landscaped, Patio(s) and Deck(s), Shopping Nearby</b>	Services:	<b>Cable, Electricity, High Speed Internet, Telephone</b>	Roof:	<b>Torched-on</b>
Access:	<b>Year Round Road Access</b>	Rental Equip:	<b>None</b>	Flooring:	<b>Carpet, Cushion/Tile/Lino, Hardwood - Engineered, Laminate, Mixed</b>

Inclusions: **Fridge, Stove, Dishwasher, Washer, and Dryer.**

Bedrooms:	<b>3</b>	Sign:	<b>Yes</b>	UFFI:	<b>No</b>	Garage:	<b>No</b>
Bathrooms:	<b>1 \</b>	Lockbox:	<b>Yes</b>	PCDS:	<b>Yes</b>	Water Front:	<b>No</b>
Rental Income:	<b>No</b>	Road:	<b>Public</b>	Matrim:	<b>Yes</b>	Water:	
Year Built:	<b>0/50+ Yrs Old</b>			Drive Details:	<b>Double gravel</b>		
New Construction:							

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	9.11x16.9	MAIN FLOOR	EAT-IN KITCHEN	9.5x17.5
MAIN FLOOR	LAUNDRY	8.1x13.9	2ND FLOOR	MASTER BEDROOM	14x8.5
2ND FLOOR	BEDROOM	10.4x9.7	2ND FLOOR	BEDROOM	10.5x7.4
2ND FLOOR	BATH	4pcs 6.8x6.7			

Assessment: **\$216,600**      Taxes: **1668 (2019)**      Water Tax: **605**      Mobile/Lsd Land Fee:  
 Listing Office: **Hanlon Realty**