

Single Family
 1193073 Active

39 Mainsail Drive
 Conception Bay South, NL, A1W 2G3

L \$275,000



Price: \$275,000 MLS#: 1193073
 Status: **Active**
 Legal Descr:
 Address: 39 Mainsail Drive
 City: Conception Bay South, NL, A1W 2G3
 Side of Road:
 Lot Size: 50 x 100 District: Conception Bay South
 Main Floor: 696 Sub-Dist: CS31 - Topsail
 2nd Floor Area: 744 Zoning: Res.
 3rd Floor Area: Elem Schl:
 4th Floor Area: Sec. Schl:
 Basement Area: 700
 Total Living Area: 2,140
 Garage Area:
 Square FT/M: 2,140
 Possession:

Next OH: **Public: Sun Sep 8, 2:00PM-4:00PM**
 Property Overview: **Lovely three bedroom home with a single car attached garage. This home features 2 full and 2 half baths, a large eat in kitchen and separate living room. The basement is finished with a laundry area and family room. Enjoy the large deck off the patio doors in the kitchen. Listen to the ocean close by while enjoying a fire on the deck framed with mature trees. There is also a shed in the back yard for extra storage. Reduced to sell.**

Type:	Single Family	Heating:	Baseboard, Electric	Exterior:	Vinyl
Style:	Detached, 2 Storey	Garage Type:	Attached	Driveway:	Double
Title to Land:	Freehold	Water:	Municipal	Foundt/Devel:	Concrete
Property Size:	Under 0.5 Acres	Sewer:	Municipal	Features:	Dishwasher, Fridge, Thermo Windows
Land Features:	Cleared, Recreation Nearby	Services:	Cable, Electricity, Telephone	Roof:	Shingle - Asphalt
Access:		Rental Equip:		Flooring:	Cushion/Tile/Lino, Hardwood, Laminate

Bedrooms:	3	Sign:	Yes	UFFI:	No	Garage:	Yes
Bathrooms:	2 \ 2	Lockbox:	Yes	PCDS:	Yes	Water Front:	No
Rental Income:	No	Road:	Public	Matrim:	Yes	Water:	
Year Built:	1997/-			Drive Details:			
New Construction:							

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	12x16.7	MAIN FLOOR	BATH	2pcs
MAIN FLOOR	KITCHEN	11.6x23	2ND FLOOR	BEDROOM	10x11.8
2ND FLOOR	BEDROOM	10.2x11.8	2ND FLOOR	MASTER BEDROOM	11.3x16.4
2ND FLOOR	BATH	3pcs	2ND FLOOR	BATH	4pcs
BASEMENT	FAMILY ROOM	18x10.6	BASEMENT	STORAGE	
BASEMENT	BATH	2pcs			

Assessment: Taxes: 2955 Water Tax: Mobile/Lsd Land Fee:
 Listing Office: Hanlon Realty