

2-Apartment  
1199947 Active

62 Cherokee Drive  
St. John's, NL, A1A5Z7

L \$375,000



Price: \$375,000      MLS#: 1199947  
 Status: **Active**  
 Legal Descr:  
 Address: 62 Cherokee Drive  
 City: St. John's, NL, A1A5Z7  
 Side of Road:  
 Lot Size: 50 x 100      District: St. John's  
 Main Floor: 950      Sub-Dist: SJ01 - East  
 2nd Floor Area: 700      Zoning: Res.  
 3rd Floor Area:      Elem Schl: Roncalli Elementary  
 4th Floor Area:      Sec. Schl: MacDonald Drive  
 Basement Area: 950  
 Total Living Area: 2,600  
 Garage Area: 400  
 Square FT/M: 2,600  
 Possession: negotiable

Next OH:  
Property  
Overview:

**Public: Sun Sep 8, 2:00PM-4:00PM**  
 Fabulous 2 story home with in law suite in Airport Heights. First time to the market this one owner home has been extremely well cared for and shows like new. Across the back of the home is an open concept living floor plan which receives a ton of natural light. Upstairs you'll find 3 bedrooms and a main bathroom. The master bedroom at the back of the home features an over sized walk in closet and ensuite. The rec room in the basement was designed to fit a pool table, perfect space for a man cave! And the in law suite is an added bonus for older children, parents or guests. One of the more private lots in the subdivision, as this home backs onto a green belt, and as an added bonus it has southern exposure. Family friendly subdivision close to walking trails, playgrounds, dog parks and baseball fields!

Type:	2-Apartment	Heating:	Baseboard, Electric	Exterior:	Shingles, Vinyl
Style:	Detached, 2 Storey	Garage Type:	Attached	Driveway:	Double, Paved
Title to Land:	Freehold	Water:	Municipal	Foundt/Devel:	Fully Developed, Poured Concrete
Property Size:	Under 0.5 Acres	Sewer:	Municipal	Features:	Alarm System, Dishwasher, Ensuite, Inlaw Suite
Land Features:	Private Setting, Subdivision	Services:		Roof:	Shingle - Asphalt
Access:		Rental Equip:	None	Flooring:	Ceramic/Marble, Hardwood, Laminate, Mixed

Bedrooms:	4	Sign:	Yes	UFFI:	No	Garage:	Yes
Bathrooms:	2 \ 1	Lockbox:	Yes	PCDS:	Yes	Water Front:	No
Rental Income:	Yes	Road:	Public	Matrim:	Yes	Water:	
Year Built:	2009/-			Drive Details:			
New Construction:							

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	12 x 15	MAIN FLOOR	DINING NOOK	12.1 x 12.3
MAIN FLOOR	FAMILY ROOM	15.1 x 12.4	MAIN FLOOR	LIVING ROOM	12 x 14
MAIN FLOOR	FOYER	8.4 x 5.2	2ND FLOOR	BEDROOM	10.3 x 9.4
2ND FLOOR	BEDROOM	10.2 x 9.5	2ND FLOOR	BEDROOM	13.8 x 12
2ND FLOOR	ENSUITE BATH	9.2 x 5.6	2ND FLOOR	BATH	8.9 x 5.4
BASEMENT	KITCHEN	15.5 x 11.4	BASEMENT	REC ROOM	18.9 x 19
BASEMENT	BEDROOM	10 x 9.5	BASEMENT	BATH	6.2 x 5.10
BASEMENT	KITCHEN	15.5 x 11.4			

Assessment:      Taxes: 2533      Water Tax: 600      Mobile/Lsd Land Fee:  
 Listing Office: Hanlon Realty