

Single Family
1226116 Active

6 Evergreen Crescent
Blaketown, NL, A0B1C0

L \$289,900



Price: **\$289,900** MLS®#: **1226116**
 Status: **Active**

Legal Descr:
 Address: **6 Evergreen Crescent**
 City: **Blaketown, NL, A0B1C0**

Side of Road:
 Lot Size: **.46 Acre** District: **Trinity South**
 Main Floor: **1,636** Sub-Dist: **TS57 - Hearts Desire Blake Town/ Spread eagle**

2nd Floor Area:
 3rd Floor Area:
 Zoning: **Res.**
Elem Sch Woodland Elem.

4th Floor Area:
 Basement Area: **1,636** **Sec. Sch|Crescent Collegiate**
 Total Living Area: **3,272**
 Garage Area: **333**
 Square FT/M: **3,272**

Possession: Negotiable

Next OH: **Public: Sat Apr 10, 2:00PM-4:00PM**

Property Overview: **This home is tucked away in a quiet subdivision and cul-de-sac with the perfect mixture of a large driveway, large lawn, and partial pond view. This home welcomes you with a spacious front entrance, an in-house garage, 3 bedrooms, 3 bathrooms, spacious kitchen, and so much more. There is a large downstairs rec room with a wood stove if you'd like to supplement your heating costs. With ceramic and hardwood flooring, crown moldings, and a propane fireplace in the living room.. this house was built to impress. Road fund is approximately \$700/year but fluctuates depending on maintenance.**

Type:	Single Family	Heating:	Heat Pump, Propane, Wood	Exterior:	Shingles, Wood
Style:	Bungalow	Garage Type:	Attached, Storage Shed	Driveway:	Gravel
Title to Land:	Freehold	Water:	Drilled Well	Foundt/Devel:	Concrete, Fully Developed
Property Size:	Under 0.5 Acres	Sewer:	Septic	Features:	Deck/Patio, Dishwasher, Ensuite, Fireplace(s), Propane Fireplace, Storage Shed, Whirlpool Tub, Woodstove(s)
Land Features:	Balcony(s) and Patio(s), Landscaped, Private Setting, Subdivision, View Property	Services:		Roof:	Shingle - Asphalt
Access:	Year Round Road Access	Rental Equip:	Propane Tank	Flooring:	Ceramic/Marble, Concrete, Hardwood, Laminate

Bedrooms:	3	Sign:	Yes	UFFI:	No	Garage:	Yes
Bathrooms:	3 \	Lockbox:	No	PCDS:	Yes	Water Front:	No
Rental Income:	Potential	Road:	Private	Matrim:	Yes	Water:	
Year Built:	2015/-			Drive Details:			
New Construction:							

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	13'4"x12'10"	MAIN FLOOR	LIVING ROOM	10'10"x12'3"
MAIN FLOOR	EATING AREA	10'10"x14'10"	MAIN FLOOR	MASTER BEDROOM	12'9"x11'11"
MAIN FLOOR	ENSUITE BATH	8'x8'8"	MAIN FLOOR	BEDROOM	10'11"x9'10"
MAIN FLOOR	PORCH	11'14"x4'	MAIN FLOOR	BATH	4'2"x9'11"
BASEMENT	REC ROOM	18'6"x34'3"	BASEMENT	STORAGE	10'2"x25'1"
BASEMENT	UTILITY	7'7"x13'	BASEMENT	BATH	7'11"x5'9"
BASEMENT	BEDROOM	10'9"x11'2"	MAIN FLOOR	GARAGE	19'8"x16'11"

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

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