

Single Family
1225885 Active

44 COCHRANE Street
ST. JOHN`S, NL, A1C3L4

L \$309,000



Price: **\$309,000** MLS®#: **1225885**
 Status: **Active**

Legal Descr:
 Address: **44 COCHRANE Street**
 City: **ST. JOHN`S, NL, A1C3L4**

Side of Road:
 Lot Size: **20 X 70** District: **St. John's**
 Main Floor: **730** Sub-Dist: **SJ03 - Central**
 2nd Floor Area: **480** Zoning: **Res.**
 3rd Floor Area: **480** **Elem Sch Brother Rice**

4th Floor
Area:
 Basement Area: **Sec. Sch Holy Heart**
 Total Living Area:
 Garage Area:
 Square FT/M: **1,690**

Possession: Neg

Property Overview: **PRE-INSPECTED & MOVE IN READY!! This beautiful DOWNTOWN home is waiting just for you! It SPARKLES and SHINES with so much CHARACTER and CHARM. You will be so impressed when you enter the living room with it's NATURAL BRIGHTNESS as the sun reflects off the STAIN GLASS window onto the CHANDELIER extended from the ceiling rosette. The SOFTWOOD FLOORS have been refinished and add to relaxing atmosphere of the room. As you make your way through the double doors into the dining room, a prefect place to ENTERTAIN your friends and family. The kitchen is just off allowing an easy flow from one room to the other. This room is equipped with all NEW STAINLESS STEEL APPLIANCES just waiting for you to cook up a gourmet dinner, also an area for a couple of bar stools for those quiet times to enjoy a coffee and gaze out the window into a cozy BACKYARD great for barbecues and outside gatherings. Just big enough not to worry about mowing. Off the kitchen is a spacious LAUNDRY ROOM equipped with a washer and dryer and door to access the backyard. Also for your convenience there is a 2 PCS WASHROOM on the main. As you make your way to the second floor there are 2 SPACIOUS BEDROOMS with PLANK FLOORING and LARGE CLOSETS, a 4 pc bathroom all freshly painted. The third floor features are so IMPRESSIVE you won't want to leave. As you enter the 3rd floor there is a SITTING ROOM with refinished SOFTWOOD FLOORS and LARGE WINDOWS allowing for so much natural lighting and views. There is access to a balcony and ROOF TOP DECK with SPECTACULAR VIEWS OF THE NARROWS and THE CITY!!! The master bedroom is off the sitting room through a set of double doors. It's cozy and warm with a full bathroom with JACUZZI and WALK IN CLOSET. This home has been freshly painted throughout, refinished softwood floors, new flooring in laundry room, new torched on roof over kitchen area, new hot water boiler, stainless steel appliances and so much more!**

Type:	Single Family	Heating:	Electric, Hot Water, Radiant	Exterior:	Clapboard, Vinyl
Style:	Attached, 3 Storey	Garage Type:	None	Driveway:	None
Title to Land:	Freehold	Water:	Municipal	Foundt/Devel:	Poured Concrete Deck/Patio, Dishwasher, Drapes/Window/Cover Fridge, Microwave, Stove, Washer, Dryer, Whirlpool Tub
Property Size:	1-4,500 sq ft	Sewer:	Municipal	Features:	Torched-on
Land Features:	Balcony(s) and Patio(s), Fenced Rear Yard, Private Setting, Recreation Nearby, Shopping Nearby	Services:	Bus Service, Cable, Electricity, High Speed Internet, Telephone	Roof:	Torched-on
Access:	View	Rental Equip:	None	Flooring:	Carpet, Ceramic/Marble, Cushion/Tile/Lino, Hardwood

Bedrooms:	3	Sign:	Yes	UFFI:	No	Garage:	No
Bathrooms:	2 \ 1	Lockbox:	No	PCDS:	Yes	Water Front:	No
Rental Income:	Potential	Road:	Public	Matrim:	Yes	Water:	
Year Built:	1893/Updated/Remodeled			Drive Details:	On Street		
New Construction:	Exists						

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	FOYER	5.60 X 5.00	MAIN FLOOR	LIVING ROOM	13.00 X 14.00
MAIN FLOOR	DINING ROOM	10.60 X 14.00	MAIN FLOOR	KITCHEN	10.00 X 14.00
MAIN FLOOR	LAUNDRY	10.60 X 10.00	2ND FLOOR	BEDROOM	12.60 X 14.00
2ND FLOOR	BEDROOM	12.60 X 11.60	3RD FLOOR	MASTER BEDROOM	11.00 X 14.00
3RD FLOOR	DEN	14.00 X 10.60			

Assessment: **\$323,000** Taxes: **2487 (2021)** Water Tax: **620** Mobile/Lsd Land Fee:
 Listing Office: **Hanlon Realty**
 Unbranded VT:

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