

**Single Family**  
**1226688 Active**

**57 Whitbourne Ave Extension**  
**Whitbourne, NL, A0B3K0**

**L \$186,000**



Price: **\$186,000**      MLS®#: **1226688**  
 Status: **Active**  
 Legal Descr:  
 Address: **57 Whitbourne Ave Extension**  
 City: **Whitbourne, NL, A0B3K0**  
 Side of Road:  
 Lot Size: **0.1122 hectare**      District: **Placentia-St. Mary's**  
 Main Floor: **1,024**      Sub-Dist: **PM61 - Whitbourne-**  
    **Markland- Ocean**  
    **Pond/Goulds Pond**  
    **Res/Comm.**  
 2nd Floor Area:      Zoning: **Elem Sch Whitbourne Elem.**  
 3rd Floor Area:  
**4th Floor**  
**Area:**  
 Basement Area:      **Sec. Sch|Crescent Collegiate**  
 Total Living Area: **1,024**  
 Garage Area:  
 Square FT/M: **1,024**  
**Possession: Negotiable**

Next OH: **Public: Sun Apr 11, 2:00PM-4:00PM**  
 Property Overview: **Residential or commercial... you decide! Walking in you are greeted with a large open concept that has so many possibilities and large front windows that let in tons of natural light. Well built in 2016 and beautifully decorated, it won't take much to make this the perfect, cozy home! It is situated in a commercial/residential area with shopping and recreation near by.**

Type: <b>Single Family</b>	Heating: <b>Heat Pump</b>	Exterior: <b>Shingles, Vinyl</b>
Style: <b>Detached, Bungalow</b>	Garage Type: <b>None</b>	Driveway: <b>Gravel</b>
Title to Land: <b>Freehold</b>	Water: <b>Municipal</b>	Foundt/Devel: <b>Concrete Slab</b>
Property Size: <b>Under 0.5 Acres</b>	Sewer: <b>Municipal</b>	Features: <b>Fridge, Microwave, Washer, Dryer</b>
Land Features: <b>Cleared, Landscaped, Recreation Nearby, Shopping Nearby</b>	Services:	Roof: <b>Shingle - Asphalt</b>
Access: <b>Year Round Road Access</b>	Rental Equip: <b>None</b>	Flooring: <b>Other</b>

Inclusions: **Refrigerator, washer, dryer, mini fridge, microwave.**  
 Exclusions: **All salon equipment.**

Bedrooms: <b>2</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>Potential</b>	Road: <b>Public</b>	Matrim: <b>No</b>	Water:
Year Built: <b>2016/-</b>		Drive Details:	
New Construction:			

Floor	Room	Size	Floor	Room	Size
<b>MAIN FLOOR</b>	<b>FAMILY ROOM</b>	<b>26'7"x24'8"</b>	<b>MAIN FLOOR</b>	<b>KITCHEN</b>	<b>13'10"x10'0"</b>
<b>MAIN FLOOR</b>	<b>REC ROOM</b>	<b>16'10"x8'4"</b>	<b>MAIN FLOOR</b>	<b>BATH</b>	<b>7'10"x7'10"</b>
<b>MAIN FLOOR</b>	<b>BEDROOM</b>	<b>9'9"x11'8"</b>	<b>MAIN FLOOR</b>	<b>BEDROOM</b>	<b>9'9"x11'0"</b>

Assessment:      Taxes: **1022 (2020)**      Water Tax: **420**      Mobile/Lsd Land Fee:  
 Listing Office: **Hanlon Realty**  
 Unbranded VT:

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