

# \$399,000 - 26 Carol Crescent, Paradise

MLS® #1273335

**\$399,000**

3 Bedroom, 3.00 Bathroom, 2,295 sqft

Single Family on 0.13 Acres

N/A, Paradise, Newfoundland & Labrador

Unbelievable value in this brand new, semi-detached, raised 2-storey home in the quickly developing Jonathan Park neighborhood in Paradise! Constructed using Insulated Concrete Form (ICF), this property offers superior energy efficiency and soundproofing, resulting in low power bills and a quiet, comfortable living environment. Enter through your in-house garage or through the vestibule into a large foyer with staircase. Upstairs, the remaining home spans two more storeys, with a spacious open floorplan that combines the living room, dining room, and kitchen on the main. This area is perfect for entertaining and family gatherings, with a wide open view and lots of light from the large front windows. The kitchen has a walk-in pantry, and there is a large laundry room and half bath on the main. Upstairs, the primary bedroom has a spacious walk-in closet and a 3-piece ensuite bathroom. Two additional generously-sized bedrooms and another full bathroom complete the upper level. Plenty of space for family and guests. The unfinished space in the basement has the mechanical room as well as a rough-in for a third full bathroom. The rest of the space could be a rec room, shop, home gym, or even a spare bedroom because of the egress-sized window! Additional Features: - ICF construction ensures excellent energy efficiency, potentially saving hundreds of dollars on electricity for the new owners. ICF is time tested, and adds incredible value to this property, especially



over time. - Situated in a family-friendly neighborhood in Paradise, close to schools, parks, and amenities. - Modern and beautiful interior and exterior finishes. An opportunity to own an exceptional property that combines contemporary design, energy efficiency, and a convenient location. Hst rebate to be assigned to Vendor on closing. (id:6289)

Built in 2024

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | 1273335       |
| Price          | \$399,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Half Baths     | 1             |
| Square Footage | 2,295         |
| Acres          | 0.13          |
| Year Built     | 2024          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | 2 Level       |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 26 Carol Crescent       |
| Subdivision | N/A                     |
| City        | Paradise                |
| Province    | Newfoundland & Labrador |
| Postal Code | A1L4K1                  |

**Amenities**

|              |        |
|--------------|--------|
| Parking      | Garage |
| # of Garages | 1      |
| View         | View   |

**Interior**


|              |                            |
|--------------|----------------------------|
| Heating      | Electric Baseboard heaters |
| # of Stories | 2                          |

Exterior

Exterior Vinyl siding

Listing Details

Listing Office RE/MAX Infinity Realty Inc.



### Insulated Concrete Form (ICF) Construction





#### What are Insulated Concrete Forms (ICF)?

- High-tech, industry-leading, insulated concrete forms
- Superior alternative to traditional building methods and materials
- Six steps in one product:
  - Form system
  - Wall structure
  - Insulation
  - Air barrier
  - Vapor barrier
  - Finish anchorage



#### Benefits of ICF Construction




##### Energy Savings

- Utilize 58% less energy to heat and cool than similarly insulated buildings with wood or steel frame walls



##### Zero Draft

- Solid mass of the three-layer Nudura wall eliminates air flow and temperature variability through thermal mass



##### Sound Dampening

- Effective sound barrier by dampening sound vibrations from unwanted outside noise, such as traffic




##### Safety


- Fire rating four times that of a typical wood-frame home, as well as significantly greater impact and wind resistance




##### Building Speed

- The speed of ICF construction, including subtrades, is significantly faster than traditional wood construction





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