

\$275,000 - 9 Hill Street, Trinity

MLS® #1285282

\$275,000

3 Bedroom, 3.00 Bathroom, 1,922 sqft

Single Family on 0.00 Acres

N/A, Trinity, Newfoundland & Labrador

As you pass Rocky's and drive up the hill towards Hog's Nose to get an ice cream from Aunt Sarah's, you will see a home at the corner of Hill and High Street on a substantial plot of land, 1.602 hectares with 66.25 meters frontage. The town minimum lots area is 450 meters and with the frontage on Hill St, there would be two additional building lots suitable for development in historic Trinity. The home has seen a number of renovations since the owners moved back from Alberta, with open concept kitchen with centre island, eating area, living area, master bedroom with walk in closet and ensuite with large shower, full bathroom on the main, second bedroom on the main, third bedroom on the second across from the master, large rec-room, second full bathroom, laundry room and half bathroom. This would make an ideal family home for someone else moving back from Western Canada to Historic Trinity and if the kids come along, they can build new houses on two adjacent building lots. There are ocean views from the deck looking to Fisher Cove at the left and the main harbour at the right. The home is heated with electric heat and a wood furnace with complete duct system. This lends itself to potential conversion to a full house heat pump with rebates ranging from \$9000 to \$22,000. There is a 32 by 34 workshop (wired with 125 amp pony panel) that the current owner used for boat building, with the saw mill in the linhay. There is a second shed measuring 16 by 16. Consider Airbnb options. (id:6289)



Essential Information

Listing #	1285282
Price	\$275,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,922
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	9 Hill Street
Subdivision	N/A
City	Trinity
Province	Newfoundland & Labrador
Postal Code	A0C2S0

Amenities

Amenities	Recreation, Shopping
View	Ocean view, View

Interior

Heating	Electric, Wood
# of Stories	1

Exterior

Exterior	Other
Foundation	Concrete

Listing Details

Listing Office	O'Deas Realty & Auction Room Ltd.
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