

# \$390,000 - 331 Front Road, Port Au Port West

MLS® #1289787

**\$390,000**

3 Bedroom, 2.00 Bathroom, 1,801 sqft

Single Family on 330.00 Acres

N/A, Port Au Port West, Newfoundland & Labrador

Welcome to 331 Front Road, Port au Port West! This beautiful ocean-view property sits on 1.8 acres and is just 15 minutes from Stephenville. Inside, you'll find a spacious foyer and living room with 10-ft ceilings, a cozy woodstove, and access to the back balcony overlooking the bay. Upstairs, there is a large eat-in kitchen with custom cabinetry, primary bedroom with 2 closets, laundry room, and a full bathroom. The lower level offers two bedrooms, a full bathroom, a rec room, and a foyer with side-yard access. Need extra income? The basement has potential to be converted into a rental suite. Attached is a heated double garage with 12-ft ceilings (accessed from the main-level foyer), plus outside storage with a 36' x 25' wired steel building, and shed/greenhouse combo. Appliances (fridge, stove, dishwasher, microwave, washer, dryer, upright freezer) are included, and furniture is negotiable. Don't miss this one. Book your viewing today! (id:6289)

Built in 2006

## Essential Information

|           |           |
|-----------|-----------|
| Listing # | 1289787   |
| Price     | \$390,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |               |
|----------------|---------------|
| Square Footage | 1,801         |
| Acres          | 330.00        |
| Year Built     | 2006          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 331 Front Road          |
| Subdivision | N/A                     |
| City        | Port Au Port West       |
| Province    | Newfoundland & Labrador |
| Postal Code | A0N1T0                  |

## Amenities

|              |                                  |
|--------------|----------------------------------|
| Parking      | Attached Garage, Detached Garage |
| # of Garages | 2                                |
| View         | Ocean view, View                 |

## Interior

|              |                                        |
|--------------|----------------------------------------|
| Appliances   | Refrigerator, Microwave, Washer, Dryer |
| Heating      | Electric, Wood Baseboard heaters       |
| Cooling      | Air exchanger                          |
| Fireplace    | Yes                                    |
| Fireplaces   | Wood                                   |
| # of Stories | 1                                      |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior          | Vinyl siding         |
| Exterior Features | Partially landscaped |
| Foundation        | Poured Concrete      |

## Listing Details

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | Royal LePage NL Realty-Stephenville |
|----------------|-------------------------------------|



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