

\$359,000 - 36 Bowater Avenue, Appleton

MLS® #1290121

\$359,000

3 Bedroom, 1.00 Bathroom, 3,500 sqft

Single Family on 0.00 Acres

N/A, Appleton, Newfoundland & Labrador

Charming Multi-Level Home Surrounded by Mature Trees – Privacy, Comfort, and Style
Nestled among mature trees offering natural privacy, this cozy yet spacious three-bedroom multi-level home is a true retreat. From the moment you step inside, the large foyer sets the tone for the warm, inviting atmosphere throughout. On the entry level, you’ll find a generous family room with built-in bar (2023), half bath, and double doors leading to a serene deck – perfect for relaxing or entertaining. This outdoor area also features a fire pit, enhancing the peaceful ambiance. In 2015, the kitchen was completely renovated with a new island, Samsung appliances, and modern finishes. In 2023, a walk-in pantry was added with a unique 100-year-old door, adding both character and functionality. Adjacent, the dining room offers access to a second deck for BBQs and outdoor dining, with a new light fixture enhancing the space. The spacious living room is perfect for gatherings, especially on cooler days. A mini split provides efficient heating and cooling year-round. A custom-built staircase leads to the third level with three generous bedrooms, a renovated main bathroom with new cushion flooring, and a luxurious primary suite large enough for a king bed, complete with ensuite and walk-in closet. The basement offers abundant storage with custom-built rooms. There is also a mini split. Updates include: Wired for Generator (2019), New Electrical Panel (2020), and Garage Door (2022). A relocated shed, double gate for



backyard/RV access, and landscaping with perennials and shrubs add to the curb appeal. This home offers a rare blend of modern updates, natural beauty, and thoughtful details inside and out. Whether entertaining, relaxing, or enjoying the outdoors, this property is a must-see. (id:6289)

Built in 1982

Essential Information

Listing #	1290121
Price	\$359,000
Bedrooms	3
Bathrooms	1.00
Square Footage	3,500
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Freehold

Community Information

Address	36 Bowater Avenue
Subdivision	N/A
City	Appleton
Province	Newfoundland & Labrador
Postal Code	A0G2K0

Amenities

Parking	Attached Garage, Garage
# of Garages	3

Interior

Appliances	Dishwasher, Microwave
Heating	Electric Heat Pump
Cooling	Air exchanger
Fireplace	Yes
# of Stories	1

Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Landscaped
Lot Description	100 x 145 under 1/2 acre
Foundation	Concrete

Listing Details

Listing Office Century 21 Seller's Choice Inc.



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