

\$1,200,000 - 271a Bennetts Pond, Portugal Cove-St. Philips

MLS® #1291734

\$1,200,000

4 Bedroom, 3.00 Bathroom, 4,435 sqft

Single Family on 2.74 Acres

N/A, Portugal Cove-St. Philips, Newfoundland & Labrador

Rare Opportunity! Well established, well loved, executive sized, Ranch style home located on an ~2.74 acre beautiful Waterfront lot on Hoganâ€™s Pond in Portugal Cove - St. Philips. The home is offered For Sale â€™As Is, Where Is !â€™ by the current owner in order to accommodate the unique and personal requirements of any prospective purchaser(s) relating to any updates and/or renovations that they may require. The property is substantially covered in natural evergreen woods, accented by fully mature trees such as Maple, Weeping Willow, Birch, Aspen, etc. all of which frame a number of Grassy Lawn areas, most of which run all the way to the waters edge. The Property enjoys expansive waterfront shoreline which includes a designated area specifically allocated for Swimming, as well as a separate, designated, weather protected area for Boating activities. The boating area is well protected from any wind and/or ice conditions and features a recently constructed 28â€™ x 11â€™ wharf/dock, adjacent to its own natural boat launch ramp, which is accessible from the nearby paved driveway. The home consists of a Main Floor containing 3957 sq.ft., Plus a Basement and Garage area containing an additional 1264 sq.ft. The Main Floor living area contains 4 Bedrooms, each sized to be able to support double-occupancy if required.



There is an additional room that is currently used as an Office, which could be a 5th bedroom. The balance of the Main Floor is occupied by 2-1/2 Bathrooms, a Laundry Room, a large Sunken & Vaulted Living Room, a Vaulted Family/Kitchen/Dining Room, a pantry, a spacious Front Entry Porch, and a Rear Entry Mudroom/Porch. There are two external buildings in close proximity to the house – one contains the Water Pump for the house, as well as substantial additional shelved storage for the house. The other building is in the process of being converted into a Boathouse and Storage/Workshop area. (id:6289)

Built in 1964

Essential Information

Listing #	1291734
Price	\$1,200,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	4,435
Acres	2.74
Year Built	1964
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	271a Bennetts Pond
Subdivision	N/A
City	Portugal Cove-St. Philips
Province	Newfoundland & Labrador
Postal Code	A1M1Y4

Amenities

Amenities	Recreation, Shopping
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Interior

Heating	Heat Pump
Cooling	Air exchanger, Central air conditioning
Fireplace	Yes
# of Stories	1

Exterior

Exterior	Cedar shingles, Vinyl siding
Foundation	Concrete

Listing Details

Listing Office RE/MAX Infinity Realty Inc. - Sheraton Hotel



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