

Armdale/Purcell's Cove/Herring Cove

36 John Oneill Lane

\$749,000



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Description

Overlooking the approaches to the harbour and surrounded by nature while still in close proximity to the city, 36 John O'Neill Lane awaits its next chapter. Over the past 19 years, this home has played host to many family celebrations with its expansive yard backing on the green belt, outdoor fireplace and large rear patio offering many conversation spots. The large, wired detached garage has served as a buffet station and even a dance floor for family weddings. The approximately 60 x 120 ft graded pad (originally intended to become a tennis court) is the perfect spot to erect an event tent and doubles as extended parking for larger gatherings. Inside

the home you will find an upgraded kitchen with stainless appliances, granite counters and a generous dining area. The living room offers multiple seating arrangements; gather round the cozy wood stove or perch on the window seat and watch the cruise ships enter the harbour. A nicely updated powder room and main floor laundry complete the level. Wake up to stunning sunrises in the large primary bedroom with walk in closet. The upper level also includes two additional bedrooms and a 4 piece bath with soaker tub. Currently used as a family room, with its walk out entrance and 3 piece bath, there is opportunity to create an inlaw suite or the perfect home based business on the lower level. The community of Herring Cove has much to offer and John ONeill Lane is walking distance to local hotspot Pavia Gallery & Café. Also close by is the lifeguarded beach at Long Pond and the look off at Herring Cove Provincial Park. Book a showing today and spend your summer in Herring Cove!

Specifications

MLS [®] Number	202607734
Class	Residential
Type	Single Family
Bedrooms	3
Bathrooms (full/half)	2/1
Main Living Area	1,622 sq. ft.
Total Living Area	2,442 sq. ft.
Age	28 years old
Parking	LOTS OF EXTRA PARKING
Garage	DETACHED DOUBLE WIRED
Flooring	Ceramic,Hardwood,Laminate
Heating	Furnace,In Floor
Fuel Type	Oil,Wood
Water Source	Drilled Well
Sewage Disposal	Septic

Room Sizes

Main Floor

Bath 1	7'X 5'1"
Dining Nook	11'5"X 15'2"
Foyer	12'3"X5'11"
Kitchen	9'8"X9'11"
Living Room	13'4"X 28'6"

2nd Level

Bath 2	12'8"X7'1"
Bedroom	10'8"X 10'9"
Bedroom	10'8"X9'5"
Primary Bedroom	13'1"X15'5"

Basement

Rec Room	30'2"X22'7"
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Location



Photos





