

\$105,000 - 113b Water Street, Botwood

MLS® #1290069

\$105,000

3 Bedroom, 1.00 Bathroom, 1,125 sqft

Single Family

N/A, Botwood, Newfoundland & Labrador

Nestled in the scenic town of Botwood, 113B Water Street offers a great opportunity for first-time buyers, investors, and growing families alike. This charming single-family residence boasts three cozy bedrooms and one bathroom, making it the perfect canvas for creating your dream home. The residence sits proudly on a generously sized lot, affording ample space for children's play and outdoor entertainment. The exterior's modern vinyl siding, vinyl windows, and asphalt shingles promise minimal upkeep, while the newer oil tank adds to the home's efficiency and comfort. Step onto the expansive covered veranda and drink in the serene water views that set the scene for tranquil mornings and peaceful evenings. Inside, the spacious living room invites relaxation, with a warming propane fireplace at its heart. The large foyer creates a welcoming entrance from the veranda, seamlessly leading guests into the heart of the home. Entertaining is a breeze with the deck just off the dining room, offering the perfect spot for summer barbecues and social gatherings with loved ones. With ample parking space for many vehicles, visitors will always find a spot. While this property presents a great opportunity to step onto the property ladder and bid farewell to renting, it also holds the potential to become the home of your dreams with a touch of creativity and some needed TLC. The primary bedroom's generous proportions offer a private sanctuary, and the additional two bedrooms are ideal for



children or overnight guests. Situated within close proximity to local amenities and a mere 20-minute drive from Grand Falls-Windsor, this home strikes a balance between convenience and the calm of smaller town living. Don't miss this chance to secure a home that offers both a solid foundation and infinite possibilities. Contact a REALTOR® today to arrange a viewing of this home. Appendix "A" must accompany all offers. (id:6289)

Built in 1970

Essential Information

Listing #	1290069
Price	\$105,000
Bedrooms	3
Bathrooms	1.00
Square Footage	1,125
Year Built	1970
Type	Single Family
Sub-Type	Freehold

Community Information

Address	113b Water Street
Subdivision	N/A
City	Botwood
Province	Newfoundland & Labrador
Postal Code	A0H1E0

Amenities

Amenities	Highway, Recreation
View	View

Interior

Heating	Oil, Propane Hot water radiator heat
Fireplace	Yes
Fireplaces	Propane
# of Stories	2

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Foundation	Concrete

Listing Details

Listing Office Outport Realty Inc. - Grand Falls-Windsor



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