

\$179,000 - 15-19 John Noels Hill, Brigus

MLS® #1292009

\$179,000

0 Bedroom, 0.00 Bathroom,
Single Family

N/A, Brigus, Newfoundland & Labrador

Experience the charm of Brigus with this unique, rare large lot property in a quiet area of Brigus away from the high traffic zones, that blends heritage appeal with modern potential. Originally two parcels now surveyed into one, the property features a newly built, fully wired 200 amp service, two-storey garage designed with versatility in mind – complete with a mini-split system and auto garage door opener. Located just steps from the slipway of Brigus Harbour, this is an ideal setup for outdoor enthusiasts or fisher people seeking convenience and space. The space next to the garage would be the perfect place to park your boat. The architectural house plans and site design by prominent award winning Newfoundland architect Robert Mellin are included, along with septic flow biofilter drawings and an expired Town of Brigus building permit – giving future owners a clear path to completion. The lot can accommodate a single-family dwelling with a connecting walkway to the garage, offering an opportunity to create a dream home or seasonal retreat in one of Newfoundland’s most storied coastal communities. Some key features:

1. Two surveyed lots combined into one title.
2. Clear title with extensive due diligence completed.
3. New 2-storey garage with power, insulation, and mini-split.
4. House plans and drawings by the renowned Robert Mellin included.
5. Septic flow biofilter design and expired permit ready for renewal.
6. Steps from Brigus Harbour slipway.
7. Ideal for



single-family dwelling or retreat property. This is a once in a lifetime opportunity to create your piece of paradise just 45 minutes from St John's. (id:6289)

Built in 2023

Essential Information

Listing #	1292009
Price	\$179,000
Bathrooms	0.00
Year Built	2023
Type	Single Family
Sub-Type	Freehold

Community Information

Address	15-19 John Noels Hill
Subdivision	N/A
City	Brigus
Province	Newfoundland & Labrador
Postal Code	A0A1K0

Amenities

Parking	Detached Garage
# of Garages	1
View	Ocean view

Interior

Appliances	See remarks
Heating	Mini-Split
# of Stories	2

Exterior

Exterior	Wood shingles
Foundation	Poured Concrete

Listing Details

Listing Office	eXp Realty
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