



**Cardiff** **60 Cardiff** **LP: \$524,900**  
**240 ST. JOHN ST** **SP:** **ACTIVE**

**Type:** Detached Single Family **Listing ID#:** E4209117  
**Style:** Bungalow **Bdrms Above:** 3  
**Year Built:** 1999 **Bdrms Total:** 3  
**Full Baths:** 2 **Basement:** See Remarks  
**Half Baths:** 0 **Bsmnt Dev:** No Basement  
**Tot A.G. SqFt:** 1,792.96 **Tot A.G. SqM:** 166.57

Welcome to Cardiff. The beautiful bungalow is almost 1800 sf and has been lovingly maintained. With 3 bedrooms, a 4 piece ensuite and and 3 piece main bathroom. The large kitchen has newer appliances, an island and lots of space to entertain the family or friends, and the dining area easily seats 8. The south facing living room is bright and cheery and perfect for watching the birds and the sunken sunroom is perfect for your morning coffee. Do you need parking? We have parking. There is a HEATED garage that easily parks 4 cars. One side has a heated floor and the other has an overhead heater. The "driveway" can park 10 vehicles with added RV storage as well as room for the boat, guards or sleds. In addition there is a huge "Tool Shed" and a large lawn and garden area as well. The trees around the perimeter give the whole property a great private feel while keeping you in touch with nature. Come take look.

**Directions:**

**Virtual Tour:** <https://vimeo.com/444935197> **Brochure:** <http://www.240-StJohnStreet.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	0	1	0	0	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		0	0	1	0	0	<b>Uppr:</b>		
<b>Finish Levels:</b>	1						<b>AbGd:</b>		
<b>Fireplace Y/N:</b>							<b>Lowr:</b>		
<b>Fireplace Type:</b>							<b>BlGd:</b>		
<b>Fireplace Fuel:</b>							<b>Total A.G.:</b>	166.57	1,792.96
<b>Parking:</b>									
<b>Garage Dim:</b>	31x22+23x22								
<b>Prk Encl/Ttl:</b>			4	/		10			

<b>Living Room:</b>	5.65x3.86	M	<b>Master Bedroom:</b>	4.32x4.25	M
<b>Dining Room:</b>	3.38x2.30	M	<b>Bedroom 2:</b>	3.09x3.03	M
<b>Kitchen:</b>	4.09x3.31	M	<b>Bedroom 3:</b>	3.09x2.72	M
<b>Family Room:</b>			<b>Bedroom 4:</b>		
<b>Den:</b>			<b>Sun Room</b>		
<b>Bonus Room:</b>					

**Flooring:** Carpet, Laminate Flooring, Linoleum **Foundation:** Concrete  
**Construction:** Wood Frame **Heating Type:** Forced Air-1  
**Roof:** Asphalt Shingles **Heat Source:** Natural Gas  
**Exterior:** Vinyl **Features:** Crawl Space, Exterior Walls- 2"x6", Hot Water Natural Gas, Laundry-In-Suite, Parking-Extra, R.V. Storage, Sunroom, Workshop  
**Site Influences:** Golf Nearby, Landscaped, Private Setting, Subdividable Lot, Treed Lot, Vegetable Garden

**Goods Included:** Dishwasher-Built-In, Dryer, Garburator, Stove-Gas, Washer, Window Coverings **Restrictions:** None Known

**Goods Excluded:**

**Warranty:**

**Elem School:** **Jr. High School:** **Sr High School:**

<b>Condo Name:</b>		<b>Condo Fee Incld:</b>
<b>Condo Fee:</b>	<b>HOA Fee:</b>	
<b>Floor Location:</b>	<b>Floor Number:</b>	
<b>Balcony/Terrace</b>	<b>Unit Exposure:</b>	<b>HOA Fee Incl:</b>

**Total Lot M2:** 0.53 **Lot Shape:** Square **Lot Dimen:**  
**Frontage:** **Depth:** **Zoning:**  
**Conform:** **Conform Yr:** **Front Expos:** East  
**Taxes:** \$2,887.00 2019 **Local Improve:**