



Moncton New Brunswick

\$399,900

Don't Overlook the possibility of an INCOME from the GARAGE that's on it's OWN METER/MINI SPLIT/WIRED FOR WELDERS. SEPARATED ROOMS & a Great Place for DETAILERS/CAR ENTHUSIASTS/CAB DRIVERS ETC. to work out of>Owner's been living here for 25 years & wants to head out to the Country & YOU'LL LOVE what he's created~ Upstairs is a 2 BEDROOM/SEPARATE METER/DECK & collecting \$1200.00/mth. & they pay the H & L~ Friends up there & could be \$1500.00 in todays Market. Owner's on the Main Level 3-BEDROOM & there's ROOM TO EXPAND USING THE UNFINISHED BASEMENT that's EXTRA HIGH & DRY & was replaced by Joseph MacDonald years ago. IT'S all plumbed in for a Bathroom & Kitchen(all the parts are there for both & will stay) NEW HOUSING ACCELERATOR LAWS coming out the end of this month that may allow that basement to LEGALLY be DEVELOPED INTO A 4TH INCOME-Feds Want & Need MORE HOUSING, so rules are changing. City Hall has all the details. Legal WINDOWS were put in when the Basement was Lifted to a New, High & Dry Level that's been completely replaced. OFF the SHEDIAC ROAD in LEWISVILLE. Offers up a DECK ON THE MAIN LEVEL, A SMALL GARDENING AREA & A GREEN SPACE FOR the KIDS- ALL FENCED IN~ 2- SEPARATE DRIVEWAYS> Room for 2 cars on one side for the UPSTAIRS. Other Sides a DOUBLE DRIVEWAY THAT EASILY HOLDS 8-10 CARS & could be shared easily if you were to find a separate PARTY TO LEASE THE GARAGE. Just THINK ABOUT THAT>3 RENTALS AS IS/ ALL ON THEIR OWN METERS & POSSIBLE XTRA UNIT in the Basement~ (id:6769)

Bedroom 12'4" x 12'11"

Primary Bedroom 15'8" x 16'6"

4pc Bathroom 7'2" x 8'9"

Kitchen 12'7" x 14'5"

Living room/Dining room 15'2" x 24'3"

Bedroom 10'2" x 9'3"

Bedroom 8'1" x 8'1"

Primary Bedroom 15'2" x 10'3"

Pantry 4'3" x 6'2"

4pc Bathroom 6'3" x 12'8"

Kitchen/Dining room 10'3" x 6'9"

Kitchen 15'2" x 12'9"

Living room 25'3" x 13'2"

Listing Presented By:



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Royal

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