



New Brunswick Real Estate Board

Berry Mills New Brunswick

\$849,000

MAIN LEVEL IN-LAW SUITE / ENERGY EFFICIENT // Welcome to 11 Amber Ridge Court, an exceptional custom-built home offering the perfect blend of luxury, privacy and multi generational living on a beautifully private 1.43-acre lot just minutes from Moncton. Designed with flexibility in mind, this rare property features a fully self-contained, main level in-law suite built to code with enhanced soundproofing and a complete 400AMP electrical system. Complete with soaring cathedral ceilings, granite countertops, a bright open concept living area, full kitchen, spacious bedroom, large accessible bathroom with oversized walk-in shower, private entrance and its own outdoor living space, it provides true independence while remaining connected to the main home. The main residence offers approximately 2,800 sq ft of above grade living space with four generous bedrooms, two full bathrooms, a convenient half bath, a spacious mudroom off the attached double garage, and an inviting open concept kitchen (Quartz Countertops), dining and living area perfect for entertaining or everyday family life. The large partially finished basement with bathroom rough-in offers endless possibilities for additional living space, bathroom, a home theatre, gym, games room or future bedrooms. Efficient year round comfort is provided by a central heat pump with air conditioning. Outside, enjoy a large paved driveway with abundant parking, separate outdoor living areas for both residences, and an expansive backyard with plenty of room for a detached garage, pool or workshop. Combining exceptional craftsmanship, privacy and versatility, this one-of-a-kind property is ideal for extended families, aging parents, caregivers or anyone seeking flexible living in one of Berry Mills' most desirable locations. (id:6769)

Listing Presented By:



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Royal

LePage

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4pc Bathroom 10'1" x 5'1"

Bedroom 12'2" x 11'0"

Bedroom 11'0" x 12'2"

Bedroom 10'2" x 8'4"

Other 5'0" x 8'4"

3pc Bathroom

Primary Bedroom 12'0" x 14'0"

Primary Bedroom 13'4" x 12'1"

4pc Bathroom 12'10" x 8'3"

Living room 14'7" x 14'0"

Kitchen 14'0" x 10'9"

2pc Bathroom 5'1" x 8'4"

Kitchen 10'4" x 12'0"

Dining room 10'3" x 12'0"

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Laundry room X

Living room 14'7" x 19'0"

Other X