



## Beersville New Brunswick

\$124,900

Welcome to 25 Arthur Symes Lane, an adorable and very private four season cottage or home on a half acre! The structure has been completely updated and winterised in recent months, including insulating the floor and the roof, the addition of a brand new drilled well with underground piping, and all new windows in the kitchen, living room, bedrooms, and bathroom. Enter through a gorgeous sunroom with brand new flooring and charming windows that look out on three sides of the home! The great room of the house has space for a kitchen, dining area, and living room. The kitchen has been charmingly updated with new paint, a new countertop, and a gorgeous new range hood. A charming wood stove that has been recently cleaned and inspected provides a lovely ambiance as well as an extra heat source. Two bright and sunny bedrooms and a bathroom complete the home, with the bathroom upgraded to include a laundry and utility closet complete with a new washer/dryer combo and a brand new owned hot water tank. Other updates include: new lighting throughout the home, upgraded electrical and extra sockets added, new closets in both bedrooms, new baseboard heaters in bedrooms and bathroom, and more. The home is a cozy 534 square feet, but 673 if you include the sunroom. Located on a private lane, plowing is the responsibility of the residents, and garbage pick up is at the main road. Just 45 minutes from Moncton, and 30 minutes to Richibucto. Close to many recreational trails and rivers. (id:6769)

Sunroom 8'0" x 17'7"

Utility room 3'1" x 8'6"

3pc Bathroom 7'7" x 8'6"

Bedroom 9'7" x 8'6"

Bedroom 9'6" x 8'6"

Living room 15'3" x 9'0"

Kitchen 15'3" x 8'3"

Listing Presented By:



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Royal

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