



New Brunswick Real Estate Board

# Riverview New Brunswick

\$695,000

Welcome to a truly exceptional property offering the perfect blend of luxury, comfort, privacy, and natural beauty. When you step inside, you'll appreciate the care and attention that has gone into creating a home filled with natural light and inviting living spaces. The open-concept kitchen and dining area features a 7-ft quartz island, a 36-inch natural gas range with overhead pot filler, a custom-built Welsh dresser-style pantry, and beautiful hardwood flooring throughout. The living room showcases 12-foot cathedral ceilings, skylights, and oversized windows. A striking feature wall with a natural gas fireplace is framed by floor-to-ceiling Viceroy windows, offering views of the surrounding landscape that create a peaceful energy rarely found within city. French doors lead to a 24-ft deck. The natural gas BBQ is already connected and included, making outdoor gatherings effortless. Upstairs, the primary suite features a walk-in closet and a 4-piece ensuite with a 2 person soaker tub. Three additional bedrooms with custom closets, provide ample space. A second full bathroom/laundry room, includes a walk-in shower with a rainfall showerhead. The lower level offers a self-contained two-bedroom apartment with large windows throughout, its own electrical panel for income potential. Upgrades include soundproofing between levels, instant hot water system and added insulation in the exterior walls, basement floor, and loft spaces, contributing to exceptional energy efficiency. (Equalized utility costs for hydro and natural gas average \$400 pm for family of 8) Outside, a drive-thru garage and winding path leading to the extensive woodland, passing mature lilacs, rhododendrons, rare plants, oak and maple trees, and a stunning harlequin maple. Deer, songbirds, and other wildlife are frequent visitors. A resident pair of red-tailed hawks adds to the property's unique...

4pc Bathroom X

4pc Bathroom X

Bedroom 10' x 9'

Bedroom 10' x 9'

Bedroom 10' x 9'

Bedroom 24' x 11'

Bedroom 12' x 12'

Kitchen 10' x 8'

Living room 8' x 10'

2pc Bathroom X

Living room 16' x 24'

Dining room 11' x 9'

Listing Presented By:



Originally Listed by:

RE/MAX Quality Real Estate Inc.

<http://www.elizabethfearon.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Kitchen 11'9" x 10'10"

4pc Bathroom X

Bedroom 12' x 10'