



New Brunswick Real Estate Board

## Riverview New Brunswick

\$260,000

Wake up to unobstructed views of the Petitcodiac River. Built in 2020, this modern Maple Leaf home offers style, comfort, and energy-smart living in a quiet cul-de-sac with a dedicated green space. Step inside and you're greeted by abundant natural light pouring through oversized windows that frame the water. The kitchen features crisp white soft-close cabinetry, a central island, and stainless Whirlpool appliances, all included. A patio door off the dining area leads to the rear deck perfect for relaxing or entertaining. The living room impresses with its custom atrium ceiling and panoramic river views where eagles and wildlife are part of daily life. The primary bedroom continues the experience with large windows, another atrium ceiling, a walk-in closet, and a spa-inspired bath. Two additional well-proportioned bedrooms and a second full bathroom with deep soaker tub sit at the opposite end for privacy. Enjoy year-round comfort with a mini-split heat pump and equalized power costs of just \$176/month. An 8' x 10' matching shed provides excellent exterior storage. Transferable LUX warranty to 2030. Flexible closing available. Contact your favourite REALTOR(R) to schedule your private viewing. (id:6769)

4pc Bathroom 5'6" x 7'8"

Bedroom 9'0" x 8'3"

Bedroom 9'0" x 9'0"

Primary Bedroom 14'9" x 12'4"

Living room 16'5" x 14'9"

Kitchen 14'9" x 17'5"

Listing Presented By:



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<https://philalbert.ca/>



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