



**Moncton New Brunswick**

**\$334,900**

New Brunswick Real Estate Board



INVITING OFFERS! CLOSING DATE IS FLEXIBLE! ENJOY THE HOLIDAYS IN YOUR NEW HOME! ATTENTION BUYERS & INVESTORS! 102 JONES STREET - MONCTON -- MUST BE SEEN! COSY 1.5 STOREY WITH TONS UPDATES.. CENTRAL LOCATION OFFERS WALKING DISTANCE TO THE MONCTON HOSPITAL & THE UNIVERSITY OF MONCTON (U DE M) CLOSE TO QUEEN ELIZABETH SCHOOL (JK-8) & SAINT HENRI (M-5). BANKING, NBCC, PHARMACIES & WALMART - SHORT DRIVE TO COSTCO! CLIMATE CONTROLLED -HEAT & AIR CONDITIONING! There is a deck, fully fenced backyard, baby barn with electricity. MAIN FLOOR - OPEN Livingroom - Dining room Amazing WHITE kitchen with soft close doors, main floor 4pc bath, den/ home office or computer/play room - possible guest room - lots of natural lightsunroom feel. FRIDGE, STOVE, RANGEHOOD, WASHER & DRYER REMAIN. ALL BLINDS INCLUDED. Up: 2 good sized bedrooms - large windows and skylight. Basement: 3rd bedroom (Non conforming) - walk in closet, or a great Family/Games Rm. There is laundry, room to install a 2nd bath. Utility & storage room. UPGRADES INCLUDE: electric furnace & ducted heat pump - energy efficient heat/ac , 200 amp electric panel, Most windows, siding, roof shingles, kitchen, flooring, fence, vinyl front steps, drain tiles & ALL duct cleaned August 2024. Property Taxes: \$2072.87 (2024) WHY PAY RENT / WHEN YOU CAN OWN.WELCOME HOME! (id:6769)



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