



**Loggieville New Brunswick**

**\$369,900**

New Brunswick Real Estate Board



Welcome to 31 Manse Street! Experience historic charm and modern comfort in Loggieville. This historical home perfectly blends with contemporary upgrades, all just a stone's throw from the picturesque Miramichi River. Imagine a lifestyle where BOATING, SWIMMING, PARKS, ATV TRAILS, FISHING and the LOCAL WHARF are all within walking distance! Inside you will find a beautifully updated interior with 4 bedrooms(+1 non-conforming bedroom on the main level) + 4-piece bathroom + water room. The kitchen, upstairs bathroom, and laundry room are all brand new, featuring meticulous attention to detail, high-quality finishes, NEW PIPES, INSULATION, DRYWALL, and PLUMBING for lasting durability. Enjoy peace of mind with a METAL ROOF(8 years old), 5 YEAR OLD DOORS & WINDOWS for excellent insulation, and a 2023 FRESH EXTERIOR PAINT JOB. Modern infrastructure includes a 200AMP PANNEL(2019) and DUCT CENTRAL AIR for year-round comfort. The property boasts a solid rock foundation, PROFESSIONALLY INSULATED AND FIRE PROOF SPRAYED. The HEATED GARAGE has been thoughtfully transformed, and a fantastic bonus is the undeveloped LOFT ABOVE. The exterior is inviting with large, CLOSED IN PORCHES, a PAVED DRIVEWAY, IMMENSE DOUBLE LOT PARTIALLY LANDSCAPED. Don't miss out on the opportunity to own a piece of Miramichi history with all the comforts of modern living! Call today for your private showing! \*\*\*...



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