



Petitcodiac New Brunswick

\$324,900

Century home in the heart of the Village of Petitcodiac, located just off Main street, adjacent to the shopping area. -A full length covered veranda at the front is the perfect spot to enjoy a beverage and take in the fresh air. -Beautifully laid out, the main floor has a main central hall off which are the dining room, kitchen, family room and living room -The hallway, living and family rooms all boast 9 foot ceilings and many original features such as Douglas Fir doors, trim, baseboards and staircase. The living and family rooms are separated by a beautiful set of pocket doors. -An addition at the rear of the main level contains a bathroom with shower, a laundry area (with new washer & dryer) and the stairs to the partially finished basement, which is currently being used as a home gym. -Upstairs are 3 large, light and bright bedrooms, the main bathroom and a spacious landing and hallway. -New to the house this spring (2025) are: ducted heat pump with 10 year warranty, pressure tank and UV light water treatment system and a 200 amp electrical panel. -Character abounds throughout this must see family home, and the private back yard bordered by the Petitcodiac River is the perfect retreat. (id:6769)

Hobby room 8'8" x 5'
Bedroom 10'6" x 10'5"
Bedroom 11' x 8'
4pc Bathroom X
Other 8'10" x 13'3"
Utility room 9'10" x 8'3"
Office 8'10" x 8'4"
Recreation room 14' x 10'3"

4pc Bathroom X
Laundry room 5'8" x 9'
Family room 15'2" x 9'6"
Living room 5'2" x 10'8"
Kitchen 10'2" x 11'2"
Dining room 11' x 7'6"
Foyer 7' x 8'2"

Listing Presented By:



Originally Listed by:
RE/MAX Quality Real Estate Inc.



Royal

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