



New Brunswick Real Estate Board

# Apohaqui New Brunswick

\$229,900

WELCOME to beautiful APOHAQUI, a quiet and welcoming community known for its SCENIC RIVERFRONT SETTING along the Kennebecasis River, offering beautiful natural surroundings, boating, fishing, community events, and a relaxed lifestyle, all just minutes from Sussex. This CHARMING AND MOVE-IN-READY 1.5-STOREY HOME offers FLEXIBLE LIVING OPTIONS and has seen MANY IMPORTANT UPDATES over the years. The bright main level features BEAUTIFUL HARDWOOD FLOORS, HIGH CEILINGS, and a WOOD FIREPLACE in the living room. The main floor also includes a LARGE EAT-IN KITCHEN overlooking rolling fields, a BRIGHT BEDROOM featuring BARN DOORS, a FULL BATHROOM WITH A CORNER JET TUB, a LAUNDRY ROOM, and a convenient MUDROOM connecting to the ATTACHED GARAGE. Upstairs, you will find a partially finished loft-style space currently used as a bedroom; beyond that, you will find a LARGE ADDITIONAL SPACE ready to be transformed. This home offers THREE SOURCES OF HEAT, including a MINI SPLIT, WOOD FIREPLACE, and a FURNACE, providing year-round comfort, efficiency, and flexibility. Recent updates include a CONCRETE SEPTIC TANK (2016), a DURABLE METAL ROOF (2017), a FURNACE (2018), a MINI SPLIT, CULLIGAN WATER SOFTENER, VH200 UV WATER TREATMENT SYSTEM, MAIN-FLOOR WASHER AND DRYER HOOKUPS, and a 200-AMP ELECTRICAL PANEL UPGRADE (all 2022), BASEMENT RIM JOIST AIR SEALING and UPGRADED INSULATION (2024), and NEW GUTTERS, GUTTER GUARDS, DOWNSPOUTS, FASCIA BOARDS, AND FASCIA COVERS (2025). ROGERS FIBER AVAILABLE. Outside, enjoy views of the surrounding hills, fields, and river valley. The property also includes a CHICKEN COOP (2023) and TWO CRAB APPLE TREES, perfect for those looking to embrace a hobby farm lifestyle or enjoy fresh eggs at home. Whether you are STARTING, DOWNSIZING, or simply searching for a PEACEFUL PLACE TO CALL HOME, this property offers the perfect blend of COUNTRY CHARM, COMMUNITY L...

Listing Presented By:



Originally Listed by:

RE/MAX Quality Real Estate Inc.



Royal

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Bonus Room 22'1" x 16'4"

4pc Bathroom 10'10" x 8'8"

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Office 16'4" x 13'3"

Bedroom 13'5" x 10'11"

Mudroom 18' x 5'

Living room 16'9" x 11'11"

Laundry room 7'8" x 5'

Kitchen 16'9" x 13'2"