



New Brunswick Real Estate Board

## Colpitts Settlement New Brunswick

\$799,900

A very unique property with lots to offer. This split entry home is perfect for a large family, the spacious mudroom leads you into the eat-in kitchen with access to the rear facing sunroom that you can enjoy year around. Off of the kitchen is a formal dining area but could be used as a living room if you prefer a more open floor plan. From there you will find two bedrooms and down the hall a family bathroom, primary bedroom with walk-in closet, main floor laundry as well as a living room, 4th bedroom and another bathroom. The lower level can be accessed from the mudroom or by a separate entrance if you wish to use this level as an in-law suite. It hosts a craft room and office that could be used as bedrooms if needed, a kitchenette with washer and dryer hook up, 2 bedrooms, family room and bathroom. For those who saw the shop and that is why you are here, this is the perfect set up for a business, already on a separate meter with a 200 amp panel the garage measures 73'x45', 4 bays, 1 with 17' ceiling and 14' door, concrete floors, wood furnace, mini split, heated office and walk up loft. 2018 home renovations include new windows, doors, siding, eavestroughs, wood stove, 3 mini splits, hot tub, new side entry and sunroom. (id:6769)

Listing Presented By:



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RE/MAX Quality Real Estate Inc.



Royal

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Family room X

Bedroom X

Bedroom X

3pc Bathroom X

Office X

Hobby room X

Laundry room X

Bedroom X

4pc Bathroom X

Bedroom X

Bedroom X

3pc Bathroom X

Bedroom X

Dining room X

Living room X

Solarium X

Kitchen X

Mud room X

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