



New Brunswick Real Estate Board

Moncton New Brunswick

\$1,100,000

Built in 1999 and designed by an architect, 6 Brandywood Court is a house defined by structure, scale, and material. The curved exterior, circular driveway, exposed steel beams, brick, and natural wood give it a character unlike anything else in Moncton. Set on a treed 0.78-acre double lot at the end of a quiet cul-de-sac, it offers nearly 8,000 sq. ft. of finished living space, five bedrooms, four full bathrooms, two half bathrooms, and a triple attached garage. The 3,159 sq. m. lot may offer subdivision potential, subject to municipal approval. Inside, the main living area opens beneath soaring vaulted ceilings with a spiral staircase, floor-to-ceiling windows, and a wood-burning fireplace insert. The kitchen includes a large island, extensive cabinetry, and a pantry corridor, with the dining room, office, den, mudroom, and laundry all located on the main level. An 18 x 30 indoor heated pool has its own full bathroom and direct access to the patio. The upper level includes a large primary suite with a walk-through closet, ensuite, and private balcony. Four additional bedrooms are arranged around two Jack and Jill bathrooms, and one bedroom opens to a second balcony. A ladder between two of the rooms leads to a rooftop lookout. A second staircase connects all three levels. The finished lower level includes a rec room with tall ceilings and fireplace, games room, playroom, studio, and mechanical room. Two geothermal systems provide heating and cooling, and the home is equipped with an 800-amp electrical system. A rare example of late-1990s residential architecture, built with a level of individuality that would be difficult to reproduce today. (id:6769)

4pc Bathroom X

4pc Bathroom 6'10" x 8'6"

3pc Bathroom 10'9" x 6'10"

Other 14'1" x 5'6"

Bedroom 15'1" x 14'9"

Bedroom 15'9" x 10'10"

Bedroom 17'1" x 11'10"

Bedroom 11'5" x 10'6"

Other 22'8" x 7'4"

Utility room 19'6" x 19'1"

Bedroom 28'5" x 17'10"

Family room 23'0" x 37'4"

Bedroom X

Recreation room 41'6" x 24'11"

2pc Bathroom 5'6" x 4'11"

Laundry room 7'5" x 11'5"

Listing Presented By:



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RE/MAX Quality Real Estate Inc.



Royal

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Primary Bedroom 12'5" x 16'3"

3pc Bathroom 11'1" x 9'4"

2pc Bathroom 6'8" x 6'0"