



Greater Moncton REALTORS® du Grand Moncton

# 395 Principal Street Memramcook New Brunswick

\$449,900

Gorgeous 4+1 bedroom farmhouse on ten acres, with an incredible view of the Petitcodiac River! The house has undergone many renovations in recent years, including a kitchen remodel that kept the charm of the farmhouse kitchen while adding ample storage space, a functional island, and a new dishwasher. A wall was removed, exposing a gorgeous brick chimney and creating a shared space with the dining room. Water views from almost every room in the house, including the bay windows in the living room, the den, the dining room, the kitchen, and two of the upstairs bedrooms. Almost all floors have been redone with pine, with knots and grooves that add to the character-filled space. Many spaces to find comfort and enjoy life include a main floor library/living room, a den created from an enclosed porch, an airy kitchen and dining room, a hallway complete with a brand new wood cookstove, and more! With one bedroom on the main level, three bedrooms upstairs, and an extra room that could be used as an office, den, or bedroom, there is lots of room for a big family. Recent upgrades include a new water filtration system with particle and UV filter, a new well line in 2022, new 200amp service and a new panel, a new roof in 2021, new pine flooring, the replacement of wood basement supports with steel jackpots, all new plumbing run in PEX and ABS, a new jet pump and pressure tank, an extended circular driveway, new windows, a new bathroom and laundry room, fresh paint and more! (id:6769)

- Foyer 10.7x9.7
- Bedroom 9.10x9.7
- Bedroom 15.2x9.4
- Office 8.4x9.2
- Bedroom 10.5x9.2
- Utility room 4.7x2.0
- Kitchen 13.10x13.2
- Dining room 11.1x11.1
- Living room 13.11x11.10
- Addition 21x7
- Other 7.10x14.4
- Bedroom 9.4x12.1
- Laundry room 14.8x9.3

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