



# Petitcodiac New Brunswick

\$349,500

Welcome to this spacious three-storey single-family home located in the heart of the village, offering ample space and versatility for comfortable living. Situated on a generous lot, this home boasts numerous amenities and potential for a large family. The main level features a well-appointed living room, a functional office space, kitchen with portable island and access to a two-level deck, perfect for outdoor entertaining. Additionally, the main level includes a large dining area, a cozy sitting room, and a convenient bathroom. Upstairs, the second floor hosts three bedrooms, two of which have access to the deck, providing a seamless indoor-outdoor flow. There's also a den offering access to the walk-up finished attic, ideal for a games or playroom for kids. The finished basement adds even more living space, featuring a comfortable family room, an additional bathroom, and two non-conforming bedrooms, offering flexibility for various lifestyle needs. Originally designed as a duplex, the home has been converted into a single dwelling, yet still retains the potential to be converted back if desired. With its prime location within walking distance to village amenities and its spacious layout, this home presents an exceptional opportunity for a large family seeking comfort, convenience, and potential for customization. Don't miss out on this wonderful property! (id:6769)

Office 14'11" x 7'8"

Bedroom 14'1" x 11'0"

Bedroom 14'2" x 11'4"

3pc Bathroom 7'0" x 7'8"

Bedroom 10'8" x 11'11"

Games room 20'5" x 20'1"

3pc Bathroom 4'6" x 8'1"

Laundry room 7'11" x 14'5"

Bedroom 7'11" x 11'8"

Bedroom 8'0" x 11'0"

Family room 20'1" x 11'4"

3pc Bathroom 6'1" x 5'1"

Sitting room 14'2" x 11'8"

Dining room 10'1" x 11'1"

Kitchen 12'5" x 11'11"

Office 8'6" x 9'2"

Living room 15'1" x 21'2"

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