

# 1256 Route 10

Sitting on over a half an acre lot this 2-storey home on a slab comes with a detached 18×24 garage, mature trees for privacy, babbling brook that passes through the property, and is approx. 10 min to Fredericton city limits. Enter the home into an inviting foyer that leads into the good sized living room with woodstove along with a peek-a-boo window in the kitchen with bar seating. The kitchen offers oak cupboards with peninsula and eat-in dining space. Off the kitchen is a separate laundry area. Upstairs are three good sized bedrooms and the main bathroom.

## Main Features

Type:

Single Family

Price:

\$159,900

MLS® #:

NB025458

Bedrooms:

3

Bathrooms:

1

Lot Size:

2769 SQ M

Age Of Building:

43

Property Taxes:

\$1,051

List of Inclusions:

Dishwasher, Microwave, Refrigerator, Stove, Water Softener

## Additional Features

Style

2 Storey  
Exterior  
Vinyl  
Heating  
Baseboard, Electric, Stove - Wood  
Garage Type  
Detached, 1.5  
Water  
Well  
Sewer  
Septic  
Foundation  
Slab  
Flooring  
Laminate

## Other List

KITCHEN	MAIN FLOOR	11'3×17'2
LAUNDRY	MAIN FLOOR	6'9×11'2
LIVING ROOM	MAIN FLOOR	23×11'3
FOYER	MAIN FLOOR	16'9×6'6
BATH	2ND FLOOR	6'5×7'9
MASTER BEDROOM	2ND FLOOR	9'4×22'4
BEDROOM	2ND FLOOR	10'4×10
BEDROOM	2ND FLOOR	9×10