

# 935 Douglas Ave

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Well cared for single owner home with loads of upgrades throughout including metal roof, gas boiler system, quartz countertop, flooring, ICF foundation, and more. Once in this freshly painted home you are welcomed by a nice sized foyer that leads into an inviting living room. This space is complete with a corner propane fireplace, Hunter Douglas shading system, ductless split heat pump, and hardwood flooring that flows into an adjacent den area separated by French doors. Next you will find the kitchen/dining area that is highlighted by newer quartz countertop and SS sink & faucet, tiled backsplash, peninsula Island bar seating, and access to the back deck overlooking the wooded back yard. Off this space is the master bedroom that boasts a walk-in closet and full ensuite with whirlpool tub and separate shower. A convenient half bath, laundry area, and access to the attached garage completes this floor. Upstairs is a perfect spot for the kids as you will find two nice sized bedrooms separated by a full bathroom. The lower level is partially finished with a huge rec room and lots of extra space awaiting your creative touch. The home is heated by Visseemann natural gas combination boiler with radiant floor heating on the main and lower level. Centrally located of Fredericton's northside close by to schools, parks, shopping, golf, and more.

## Main Features

Type:

single family

Price:

\$319,900

MLS®#:

NB041286

Bedrooms:

3

Bathrooms:

3

Lot Size:

1050 SQ M

Age Of Building:

22

Property Taxes:

\$4,020

List of Inclusions:

Central Vac, Central Vac Accessories, Dishwasher, Garage Door Opener(s), Microwave, Refrigerator, Storage Shed, Stove, Window Coverings

## Additional Features

Style

1.5 Storey

Type

Single Family

Exterior

Brick, Vinyl

Flooring

Carpet, Laminate, Tile, Wood

Foundation/Basement

Partially Finished, ICF

Roof

Metal

Driveway

Concrete, Width - Double

## Other List

FOYER	MAIN FLOOR	10×7'9
BATH	MAIN FLOOR	6'6×4'10
LAUNDRY	MAIN FLOOR	5'4×2'6
MASTER BEDROOM	MAIN FLOOR	14'10×12
ENSUITE BATH	MAIN FLOOR	9×7'8
KITCHEN	MAIN FLOOR	17'1×16'10

LIVING ROOM	MAIN FLOOR	17'1×14
FAMILY ROOM	MAIN FLOOR	14×13'8
BEDROOM	2ND FLOOR	17'2×11'4
BATH	2ND FLOOR	10×5'2
BEDROOM	2ND FLOOR	17'2×10'2
REC ROOM	BASEMENT	30'4×13'4