97 Church Street

Masterful design meets modern luxury with this stunning heritage home located in Fredericton's downtown core. Zoned CC1 this home offers endless options. Spanning over 6500 SQ feet, this magnificent 6 bed/3.5 bath residence is graced by high ceilings, historic architecture, detailed crown molding, and contemporary upgrades. Entertain in grand style in the extra-large living room with elegant mantle and separate formal dining room. The top-of-the-line chefs kitchen is clad with premium finishes and fixtures such as granite counter tops, slate flooring, and eat-in breakfast nook. The 2nd floor sunroom is the perfect place to relax and unwind with views of the SJ River, Christ Church Cathedral, and walking trail that are truly unparalleled. With the master suite, large bedrooms and 3rd floor guest quarters, this property is truly one-of-a-kind and exudes high end architecture. The home is perfect for a family or business person looking to be in the downtown core. Don't forget the ample city parking a detached garage and loads of upgrades over the years. You are sure to be impressed.

Main Features

Type:
    Commercial, Single Family
Price:
    $799,900
Bedrooms:
    6
Bathrooms:
    4
Lot Size:
    488 SQ M
Property Taxes:
    $7,471
List of Inclusions:
    Dishwasher, Refrigerator

Additional Features

Style
   3 Storey
Exterior
   Wood
Heating
   Baseboard, Electric, Hot Water, Natural Gas
Garage Type
   Detached, Triple
Water
   Municpal
Sewer
   Municipal
Foundation
   Unfinished
Flooring
   Ceramic, Wood
Land Features
   Partially Fenced, Landscaped

Other List

LIVING ROOM	MAIN FLOOR	29X16
DEN/OFFICE	MAIN FLOOR	17X17
DINING ROOM	MAIN FLOOR	19'3X16
KITHCEN	MAIN FLOOR	23X15'6
MASTER BEDROOM	2ND FLOOR	16X14
BATH	2ND FLOOR	16X13
LAUNDRY	2ND FLOOR	10X12
BEDROOM	2ND FLOOR	16X14
BATH	2ND FLOOR	11X11
FAMILY FOOM	3RD FLOOR	15X23
BEDROOM	3RD FLOOR	9X13

| BATH | 3RD FLOOR | 9X5 |