

97 Church Street

This stunning downtown property, built in 1848, showcases pride of ownership with endless potential for the future proprietor. Featured in East Cost Living Magazine this home is only seconds from everything a downtown lifestyle can provide. This single family home can easily be transformed into a business with its CC1 zoning. The Theater, art galleries, convention center, hotels, shopping and the best Fredericton has to offer in fine cuisine can be found just steps away from your front porch. Boasting 6 bedrooms and 3.5 baths, this property is adorned with features such as high ceilings, historic architecture, timeless crown molding, while featuring modern upgrades. The first-class kitchen is a chef's dream with top of the line appliances and stunning finishes such as granite countertops, slate floors, and a custom breakfast nook to finish off this space. Dine in style in the regal dining room which is paneled with cherrywood and has stained glass throughout. The 2nd-floor sunroom is the perfect escape to enjoy views of the SJ river and Christ Church Cathedral. Continuing through the 2nd level, we find an impressive master suite and oversized bedrooms. This floor could also make the perfect space for your thriving business. The 3rd floor guest quarters of this property have no shortage in space and features a living room, two bedrooms, laundry, and a 3 piece bath. With a large detached garage (22×46) surrounded by city parking, the possibilities are truly endless.

Main Features

Type:

Commercial, single family

Price:

\$759,900

MLS®#:

NB039269

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

Municipal

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
KITCHEN	MAIN FLOOR	23X15'6
BATH	MAIN FLOOR	4'8×7'5

BEDROOM	2ND FLOOR	14'3×15'9
BEDROOM	2ND FLOOR	12'6X15'11
MASTER BEDROOM	2ND FLOOR	16X14
ENSUITE BATH	2ND FLOOR	10'9×11'2
SUNROOM	2ND FLOOR	13'5×9'4
BATH	2ND FLOOR	8'7X4'8
BEDROOM	2ND FLOOR	7'6×13'4
LAUNDRY	2ND FLOOR	9'5×13'7
LAUNDRY	3RD FLOOR	5'5×8
BEDROOM	3RD FLOOR	11'1×13'3
FAMILY FOOM	3RD FLOOR	15X23
BEDROOM	3RD FLOOR	12'4×12'10
BATH	3RD FLOOR	9'4×7'10