



10 DALTON COURT



PROPERTY OVERVIEW

2-storey home sitting on over 3 acres of private waterfront property. This 4 bed/3 bath home offers breathtaking views of Farry's Cove in the St. John River with a newly constructed staircase that leads down to the shoreline. The main level of the home welcomes you into a massive open space currently being used as a rec room. This room is highlighted with lots of windows, skylights, ductless split heat pump, propane stove, extra high ceiling, and patio door access to the back deck and above-ground pool. Note that this rec room is plumbed and ready if you wish to move the kitchen area down to this space. A full bathroom, bedroom, and access to the attached garage & workshop complete this floor. Up to the second level, you will find an open concept space with the kitchen, dining area, and living room highlighted by a stone wall fireplace, vaulted ceilings, skylights, hidden laundry space, and patio door access to the back deck. Down the hall are the bathroom, two bedrooms, and the massive primary bedroom. This space also features patio door access to the 2nd level deck, two walk-in closets, and a full ensuite with double vanity and a walk-in tiled shower.



UPDATES & RENOVATIONS

- Drycore insulated subfloor & luxury vinyl flooring added to the main floor
- New framing and windows were installed throughout
- Plumbing and electrical are in place for a main level kitchen with power to a future island and waterline for a pot-filler
- Freshly painted throughout
- New (never used) wood stove on the main level
- Double car garage door added
- Stairs built down to the water with a 150' pier
- New decking around the pool
- 2000lbs deep water mooring in ferry cove (buoy and rigging is in the garage.)



ADDITIONAL DETAILS

Utility Costs:

- Saint John Energy equalized payments of \$400/month
- One large propane tank approximately \$360 to fill; lasts full year

Septic Information: Septic is located to the left of the back deck when facing the water

Internet & Cable: Rogers and Bell are available at any speed

Garbage & Recycling: Both are picked up on rotation every Thursday

Mail: Community mailbox at the entrance to Dalton Court

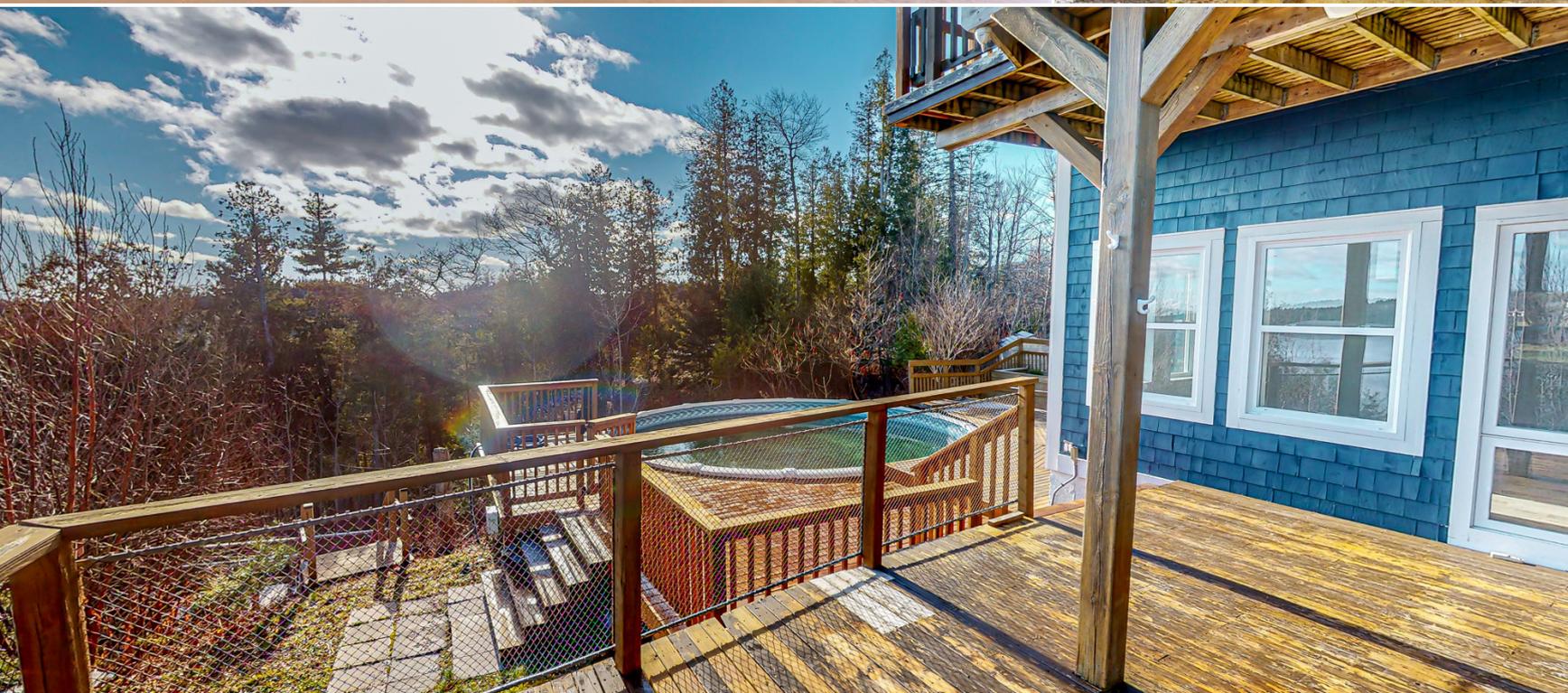


Main Level

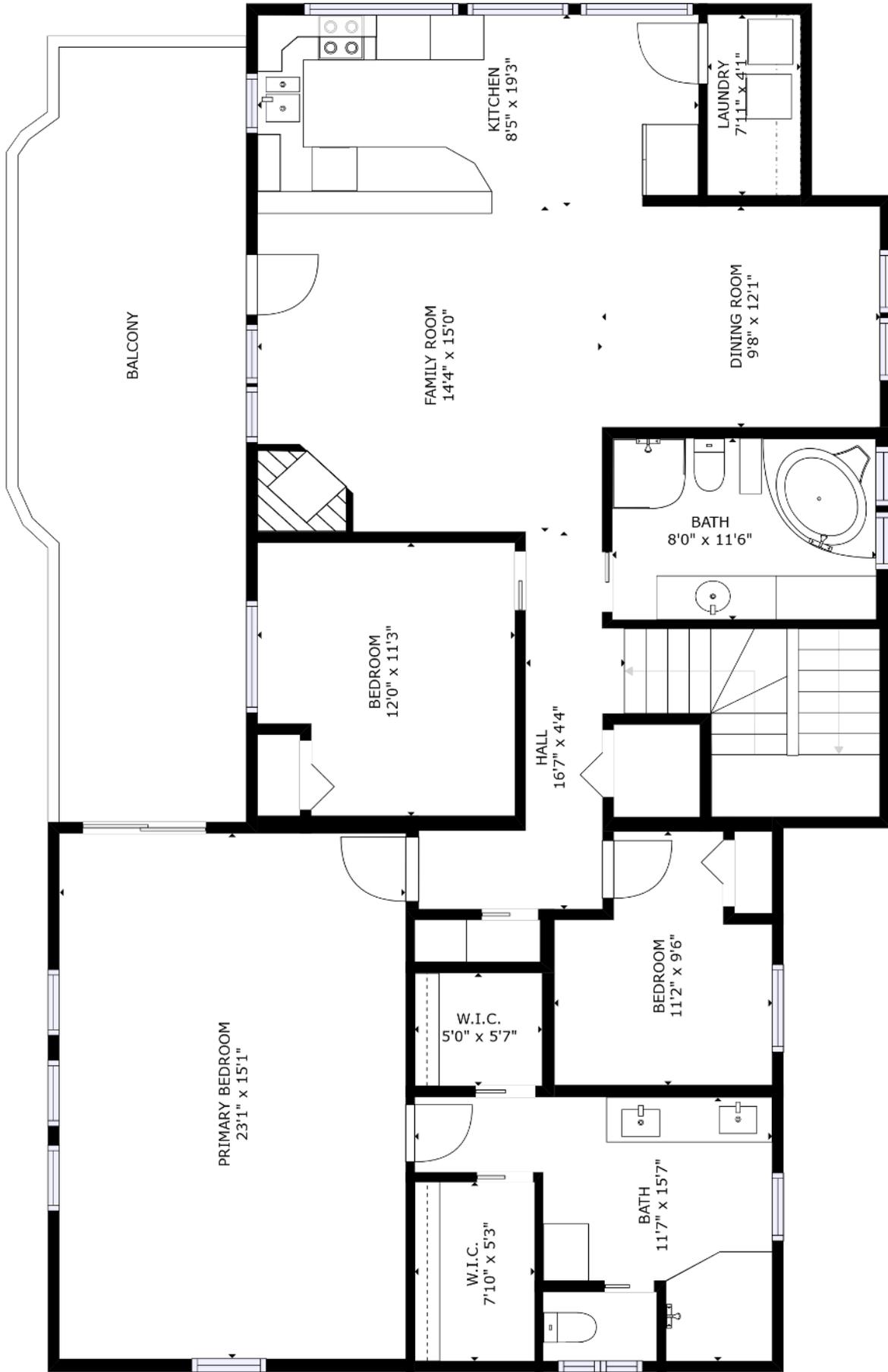


Take a virtual tour:
rightchoice.link/10daltonMP

GROSS INTERNAL AREA
FLOOR 1: 1167 sq. ft, FLOOR 2: 1654 sq. ft
EXCLUDED AREAS: , GARAGE: 723 sq. ft
DECK: 1213 sq. ft, REDUCED HEADROOM BELOW 1.5M: 8 sq. ft
BALCONY: 309 sq. ft
TOTAL: 2821 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Upper Level







THE Right Choice REALTY

 (506) 455-1980

 info@therightchoicerealty.ca

 therightchoicerealty.ca

This is not intended to solicit those who are currently working with another real estate company - we cooperate fully with other agents