



11 CHARDONNAY STREET

PROPERTY OVERVIEW

Oversized split entry home with 24 x 36 heated detached garage is the perfect mix of country living with easy access to uptown & downtown Fredericton. Located just outside the city limits this property offers lots of privacy as it sits on an acre lot surrounded by mature trees with a peaceful brook flowing behind the home. The main level of the home offers a spacious open-concept layout that is highlighted by an exceptional kitchen having a massive center island with bar seating, stainless steel appliances, and a convenient walk-in pantry for your extra storage needs. This space also offers access to the back deck. Down the hall, you will find three bedrooms and the main bathroom that features an extra deep soaker tub, double vanity, and a walk-in shower. The lower level is the perfect place to unwind or entertain with your own theatre room and bar area, which is great for a movie night or watching the big game. Completing this level is a 4th bedroom, bathroom/laundry room, den/office, and access to the attached garage. Completing this package is a ground-level deck space with a hot tub along with access to an above-ground pool (as is). With the right finishing touches this home could become your own slice of paradise.



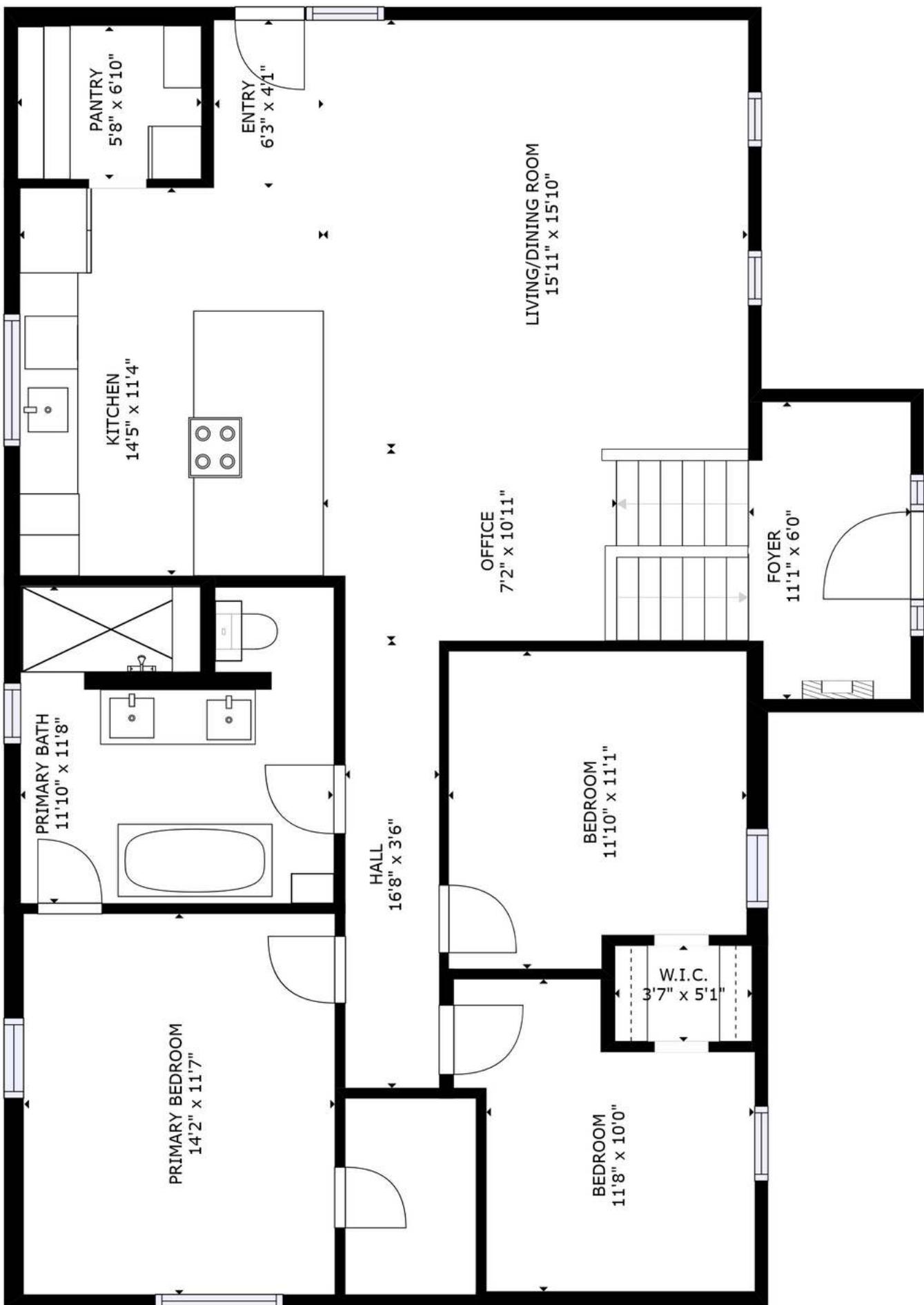
FEATURES AND HIGHLIGHTS

- Built in 2013
- 4724 SQM Lot
- 2309 SQFT Living Space
- Two Ductless Heat Pumps
- Open Concept Layout
- Large Kitchen Peninsula
- Spacious Walk-In Pantry
- 24 X 36 Heated Detached Garage
- Four Bedrooms
- 2 Full Bathrooms
- Dedicated Theatre Room
- Custom Built Bar Area
- Luxurious Five-Piece Main Bathroom
- Large Hot Tub
- ICF Foundation
- As-is Pool with Separate Deck





Main Level



Take a virtual tour:
rightchoice.link/11chardonnayMP

GROSS INTERNAL AREA
FLOOR 1: 954 sq. ft., FLOOR 2: 1354 sq. ft.
EXCLUDED AREAS: , GARAGE: 294 sq. ft
TOTAL: 2309 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Lower Level



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