



25 GOODINE STREET



# PROPERTY OVERVIEW

Lincoln Heights is the perfect place to call home as it offers easy access to uptown and downtown Fredericton and is approx. 10 min to Oromocto. Enter the home through a brand new front door into a nice-sized mudroom separated by a glass door leading you into the living room. This space is highlighted by a ductless split heat pump and a large picture window that lets in lots of natural light. Adjacent to this space is the dining area and U-shaped kitchen having stainless steel appliances and access to the back deck. Upstairs are the three main bedrooms and a full bathroom with cheater door access to the primary bedroom. The lower level offers a 4th bedroom and a laundry room with a half bathroom that is in the process of having a makeover with new flooring, trim, baseboards, and painting before closing. Completing this floor is a huge rec room with a bar area and access to the crawl space that is great for extra storage. Completing this package is a custom-built shed (2021) that is great for all your outdoor tools.



## KEY FEATURES & HIGHLIGHTS

- 3 Bedrooms Up, 1 Down
- 1.5 Bathrooms
- Shed built in 2021
- Heat pump installed 2020
- Lawn repairs (grass sod) and whole lawn overseeded



## NOTE FROM THE HOMEOWNERS

### WHAT CAUGHT YOUR EYE WHEN YOU FIRST SAW THIS HOME?

The hedges, the layout (split level but no awkward stairs when you come in the door).

### WHAT MAKES THIS HOME SPECIAL TO YOU?

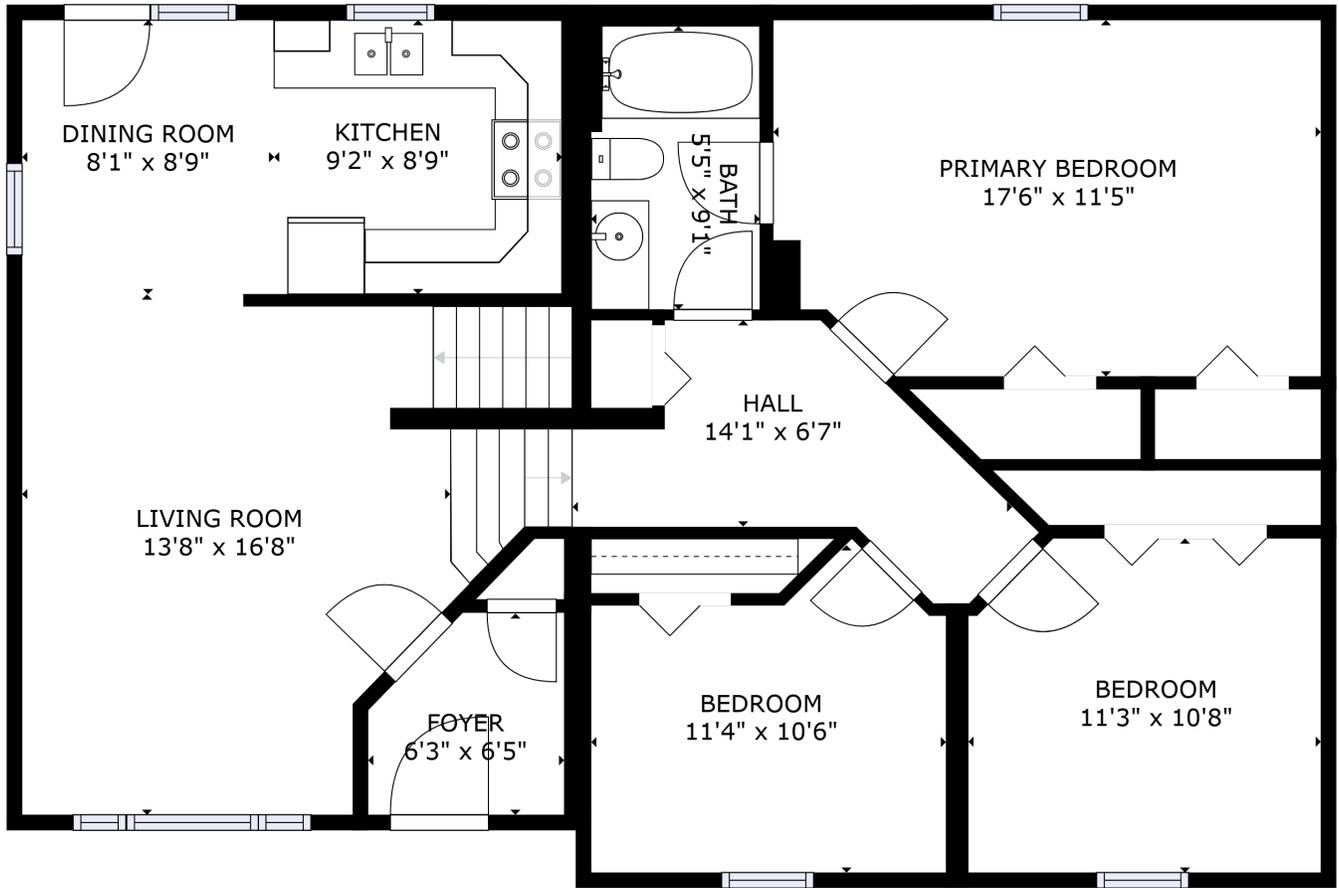
Great starter home with three separate levels.

### WHAT ARE YOUR FAVOURITE THINGS ABOUT THE COMMUNITY?

Lots of friendly people, community initiatives, park in the neighbourhood with playground equipment, wading pool, soon to be cricket pitch



# Main Level



FLOOR 2

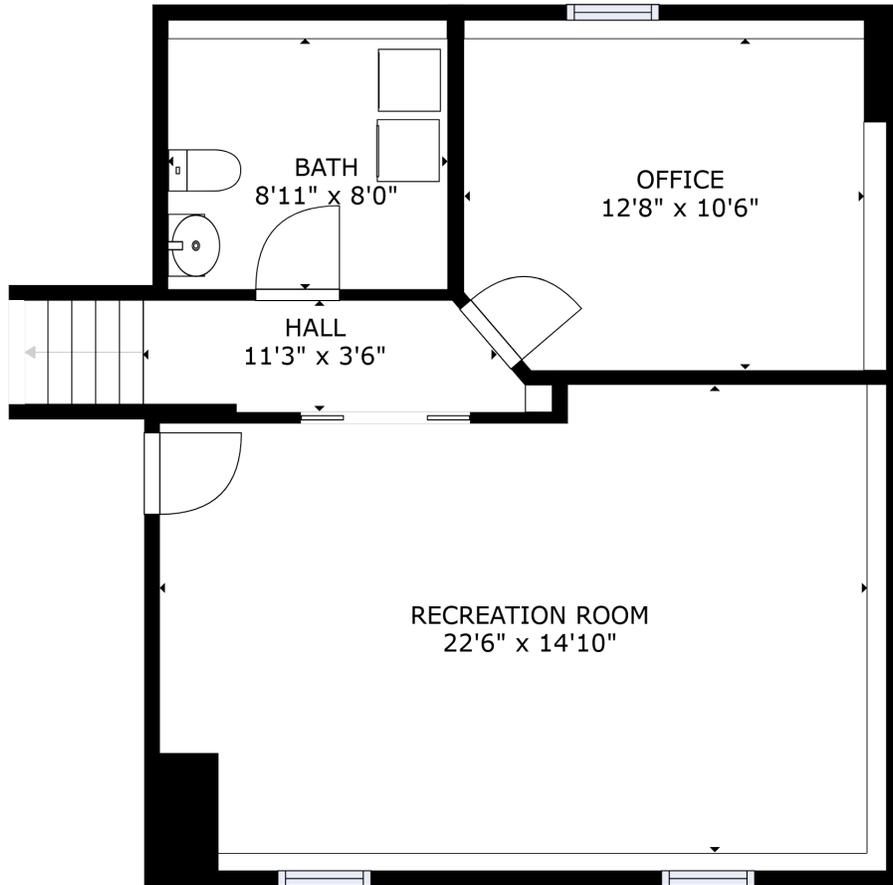
GROSS INTERNAL AREA  
FLOOR 1: 637 sq. ft, FLOOR 2: 1096 sq. ft  
TOTAL: 1733 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Take a virtual tour:  
[rightchoice.link/25goodineMP](https://rightchoice.link/25goodineMP)



# Lower Level



GROSS INTERNAL AREA  
FLOOR 1: 637 sq. ft, FLOOR 2: 1096 sq. ft  
TOTAL: 1733 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



Property Taxes for 2022: \$3589.99 (2022)  
NB Power: Approx \$300/month  
\$150/quarter for water/sewer



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