



# 70 WETMORE ROAD



Thanks for viewing this property! Please take a flyer with you.

# PROPERTY OVERVIEW

Delightful 2-storey home located in the popular Southwood Park with room for the whole family. Situated in a mature neighborhood this property is close to schools, parks, walking trails, uptown/downtown amenities, and more. An inviting foyer welcomes you into the home with a den/office to the right and the formal living room and dining room to the left. Next, you will find the modern eat-in kitchen having granite counter tops, huge center island with a built-in wine cooler, elegant subway tiled backsplash, and stainless-steel appliances. Patio door access leads you to the back deck which overlooks the large backyard that offers mature trees for extra privacy. The focal point of this room is the double-sided fireplace with a wood stove on one side and a fireplace insert on the other side where you will find the main living room. A convenient half bath and laundry room off the attached garage complete this floor. The hardwood staircase leads you upstairs where you will find the main bathroom and four spacious bedrooms with the primary has a full ensuite highlighted by porcelain & mosaic tile work, glass-walled shower, dual vanity sinks. The basement is finished with even more space offering a large rec room, 4th bathroom, playroom, and lots of extra storage space. The home has two ductless split heat pumps that keep the temperature at a comfortable setting all year long.



## KEY FEATURES & UPDATES

- Great central location
- Private, mature tree-lined backyard
- Large 26' X 14' deck for entertaining
- Unique double-sided brick fireplace
- Finished basement with large rec room
- Two ductless heat pumps (2021)
- Dream kitchen with 7' granite island
- Built-in wine fridge, wall-mounted oven
- Views of the river through northern bedrooms
- Walking distance to parks and close to schools
- Main floor dedicated office space
- Freshly painted throughout (2021)



## NOTE FROM THE HOMEOWNERS

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

Undoubtedly, the location! Centrally located, only 5 minutes to downtown, 5 minutes to uptown, minutes to the highway, the DECH and UNB.

### WHAT MAKES THIS HOME SPECIAL TO YOU?

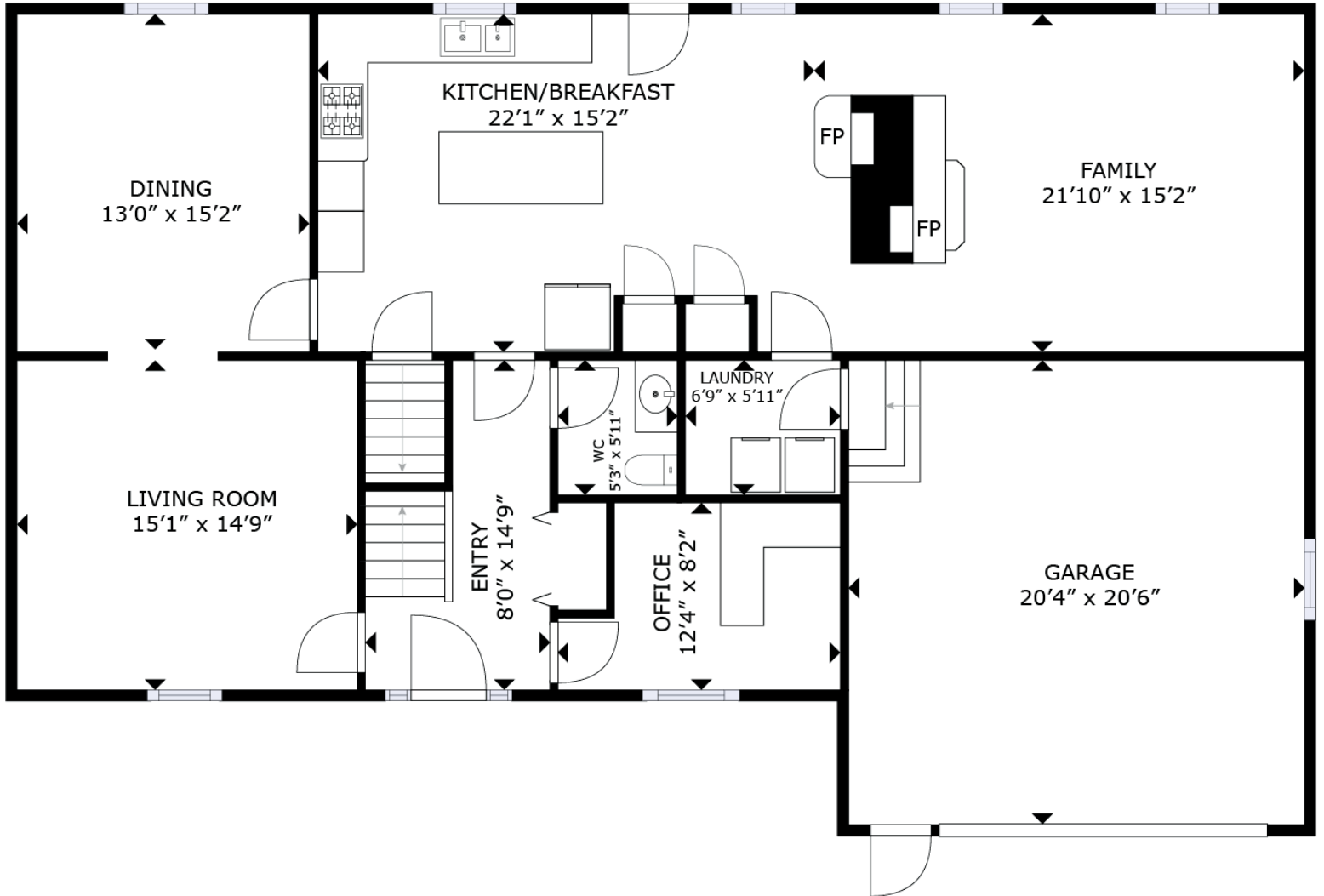
The backyard is huge for a city lot. Includes extra large deck, raised garden bed and beautiful tree-lined property – a true perennial lover's dream! So much potential as well. We love sitting on our back deck in the summer, watching all of the birds fly around from tree to tree.

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

This is a quiet neighbourhood with beautiful charm. The neighbours have pride of ownership in their homes and it shows.



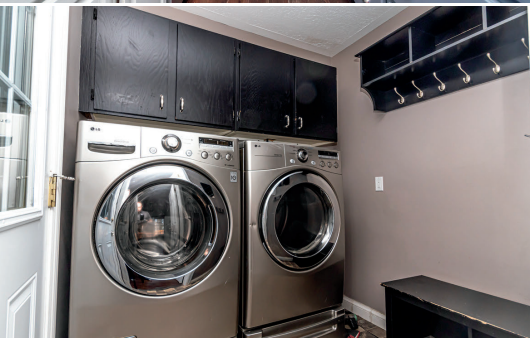
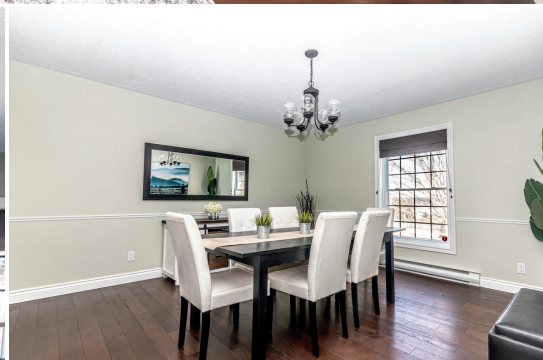
# Main Level



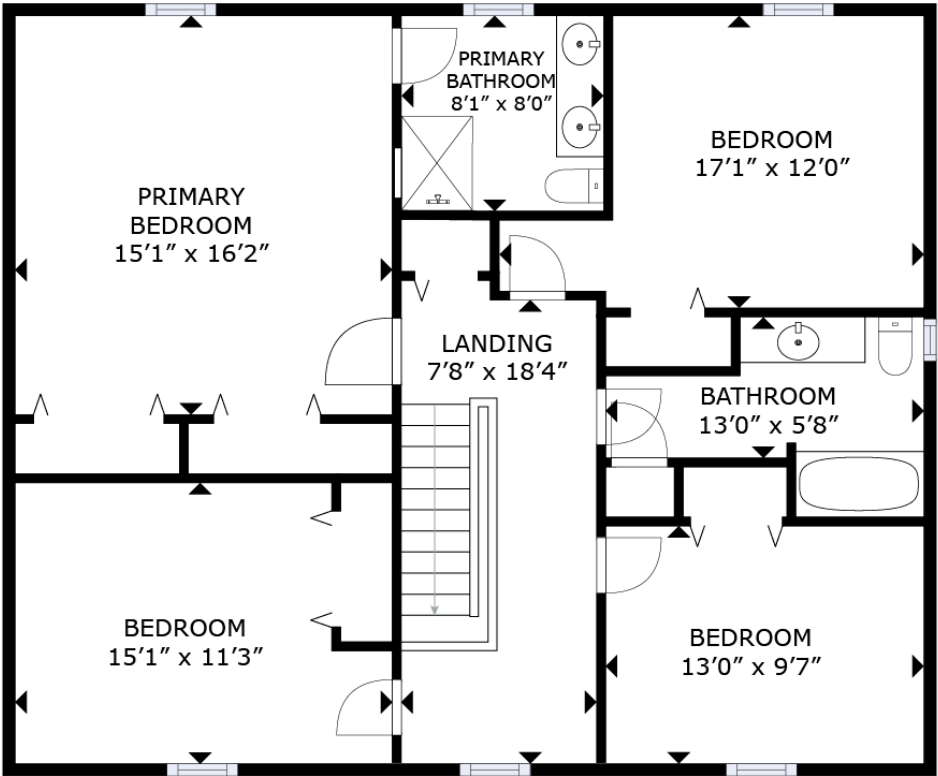
Take a virtual tour:  
[rightchoice.link/70wetmoreMP](https://rightchoice.link/70wetmoreMP)

GROSS INTERNAL AREA  
BASEMENT: 1,323 sq. ft, 1ST FLOOR: 1,402 sq. ft  
2ND FLOOR: 1,088 sq. ft, TOTAL: 3,813 sq. ft  
EXCLUDED AREA: GARAGE: 415 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

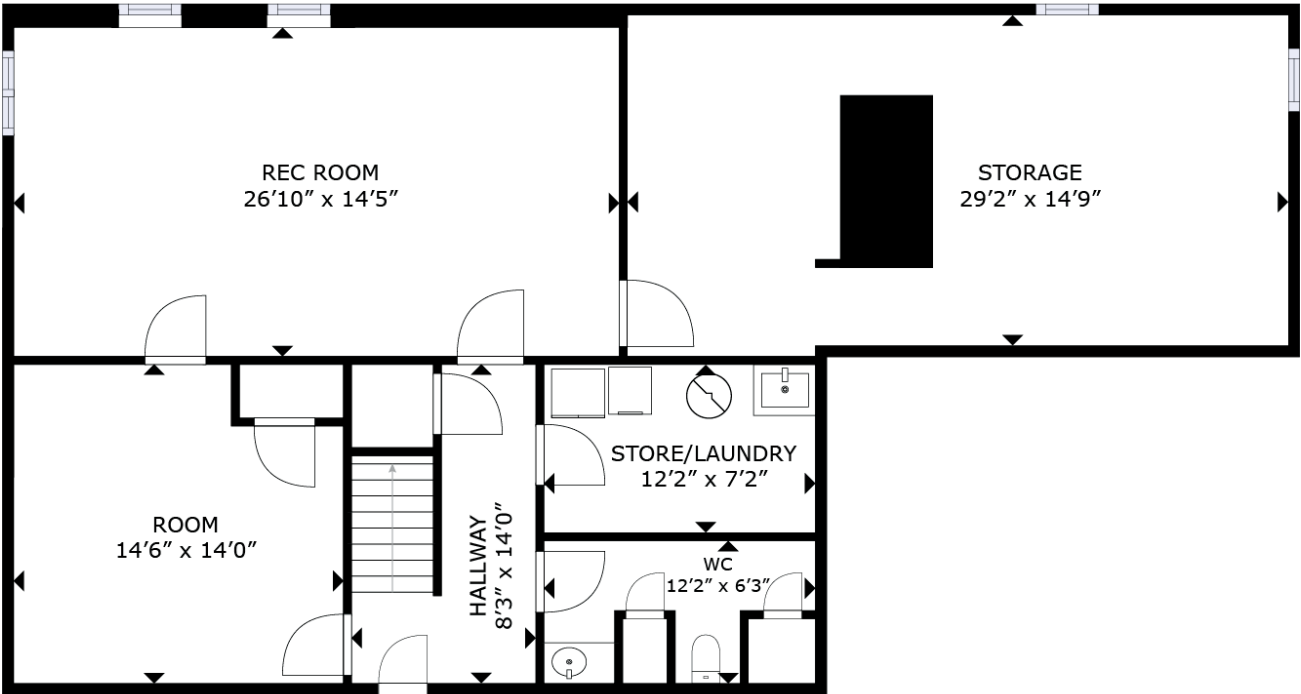
Property Taxes: \$6438.28 (2023)  
NB Power Equalized Billing: \$250-350/month



# Second Level



# Lower Level





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