



161 FRENCH VILLAGE ROAD



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

PROPERTY OVERVIEW

Welcome to this three-level split home nestled amongst mature trees offering lots of privacy. As you approach the property, you'll be greeted by a triple-wide paved driveway, an attached garage with a bonus room that offers lots of opportunities, and a covered front porch that will lead you into the home. Inside you are welcomed by a nice-sized foyer that will lead you into the living room which is highlighted by hardwood flooring, a propane fireplace, and a large picture window that lets in an abundance of natural light, creating a bright and airy atmosphere. Next, is the dining room and kitchen which is perfect for hosting dinner parties and family gatherings, while the kitchen has ample cabinet and counter space. Head up to the upper level where you'll find spacious and private sleeping quarters. The primary bedroom features a convenient half-bath ensuite. Two additional bedrooms and a full bathroom complete this level, providing plenty of room for a growing family or accommodating guests. The lower level of this home is where you'll find a large family room with a second propane fireplace, perfect for movie nights or relaxing after a long day. There's also a home office/den that's ideal for working from home, as well as a laundry room, full bathroom, and plenty of storage options in the crawl space. This home is perfect for those who value privacy and separation of living spaces, providing ample opportunities to create a personalized living experience.



KEY FEATURES & UPDATES

- Two Propane Fireplaces
- New Steel Roof (2022)
- Armstrong Security System
- Central Vac System
- Beautiful Gardens
- Kitchen Painted March 2023
- Bedroom Painted March 2023
- New Fence Along Side of House
- Back-Up Generator
- Covered Back Deck

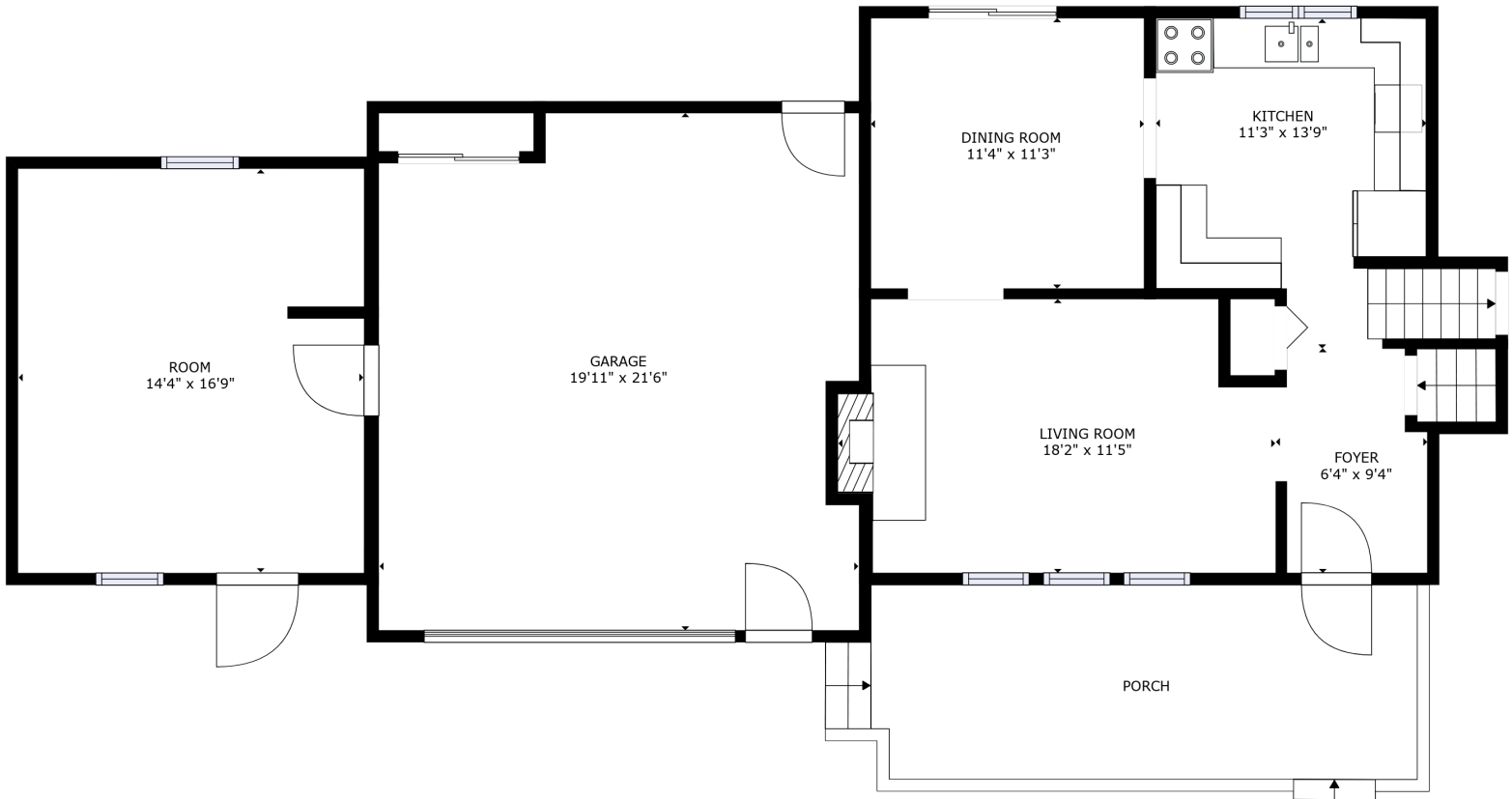


NOTE FROM THE HOMEOWNERS

"Beautiful gardens make for a calming backyard space. The neighbourhood is very quiet and peaceful - perfect for long walks. Great addition to the garage used as an at-home skate shop."



Main Level

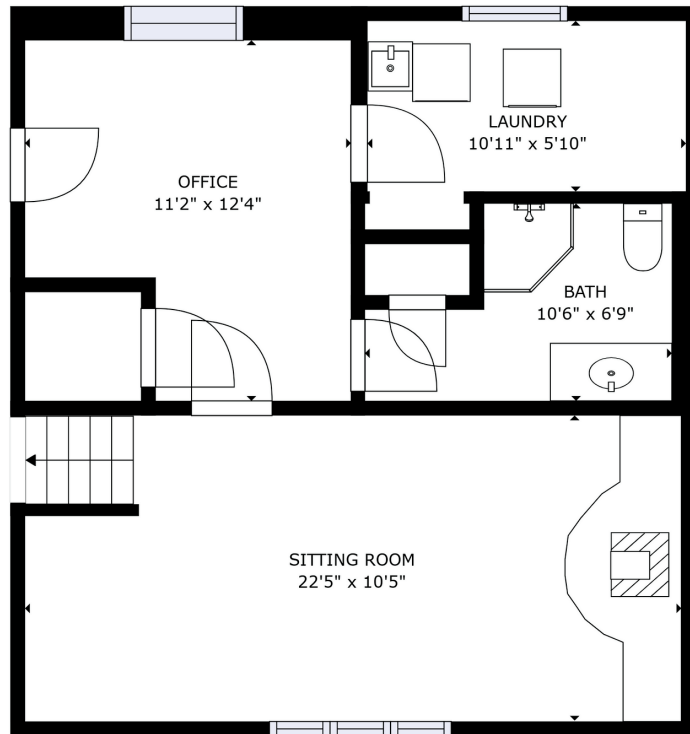


Take a virtual tour:
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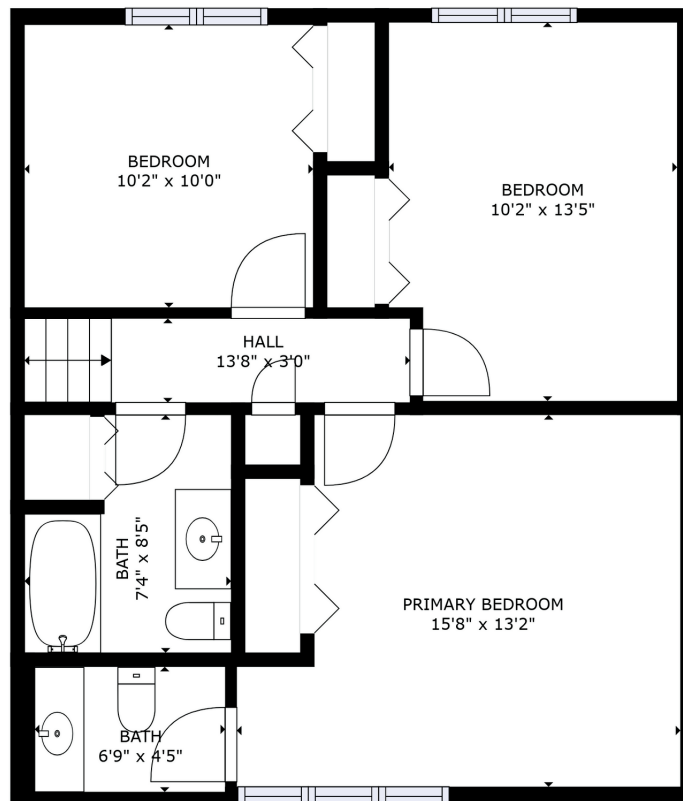
GROSS INTERNAL AREA
FLOOR 1: 528 sq. ft, FLOOR 2: 809 sq. ft
FLOOR 3: 624 sq. ft, EXCLUDED AREAS:
GARAGE: 409 sq. ft, PORCH: 183 sq. ft
TOTAL: 1961 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Lower Level



Upper Level



Property Taxes: \$2321.55
NB Power Billing: \$430/month
Irving Propane: \$800/year



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