



31 READING STREET



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

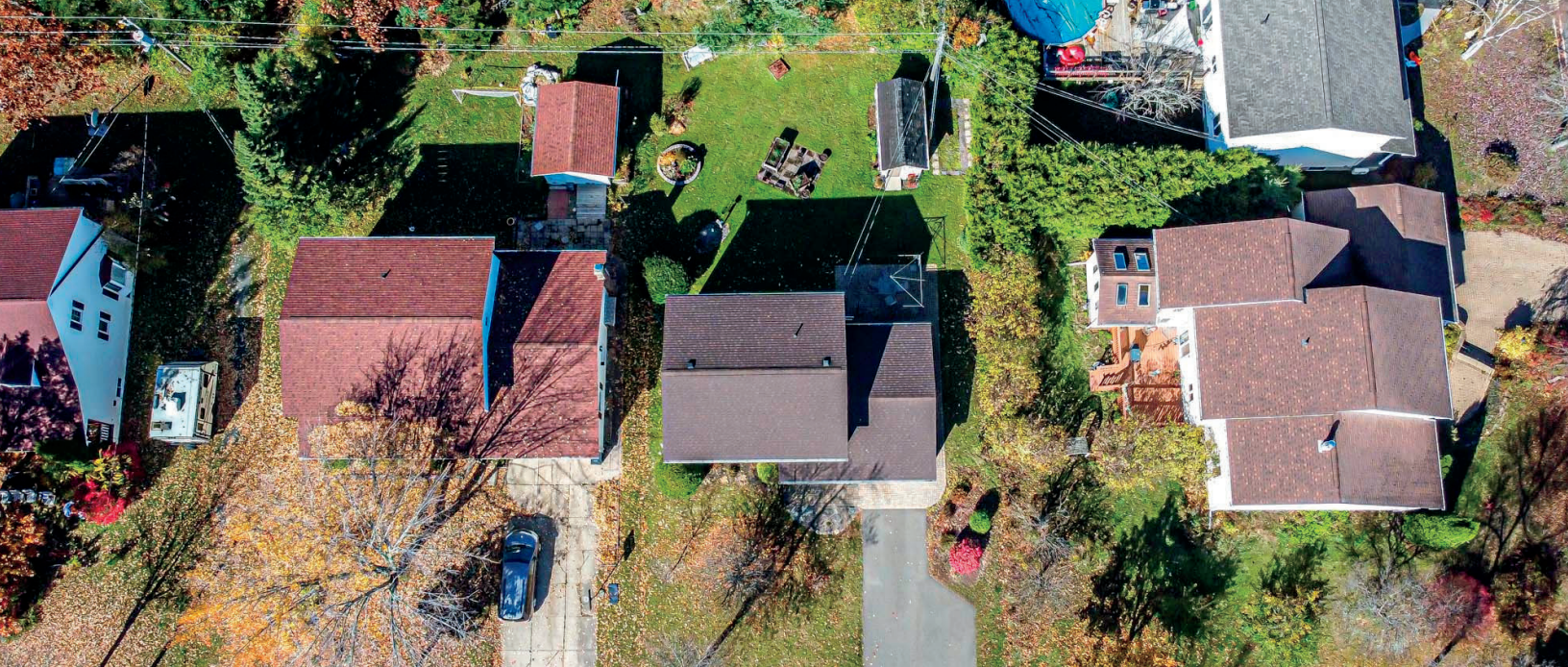
PROPERTY OVERVIEW

Welcome to this well-cared-for two-storey home, perfectly nestled in a quiet and peaceful neighbourhood. This property backs onto a private wooded area and is close to Reading Park, universities, a hospital, and all uptown amenities. As you step inside, you'll be immediately struck by the bright and airy feel of the main level. The spacious living room features large windows overlooking the front yard, while the adjoining dining room is perfect for hosting dinner parties or family gatherings. The remodelled kitchen boasts plenty of counter space and has seen upgrades to the sink, countertop, and all cupboards and drawers. A convenient half bath/laundry room and access to the attached garage complete the main level. You'll find the private living quarters upstairs, including four bedrooms and a full bathroom. The basement offers even more living space with a large family room, storage space, and a bonus room that could be used as a fifth bedroom. Outside, the backyard boasts a storage shed, patio area, and plenty of outdoor entertaining or relaxation space. With its prime location, upgraded features, and endless potential, this two-story home is the perfect place to call home.



UPDATES & FEATURES

- Siding and insulation updated in 2012
- Roof shingles replaced in 2015
- All new windows (except in living room)
- Most light fixtures replaced since 2020
- Freshly painted in 2022
- Added foam insulation to front of basement
- Stone paver patio in backyard
- Air exchanger replaced in 2012
- Updated doors, trim, and flooring throughout
- Bath fixtures, sinks, and vanities updated in 2014
- Original kitchen has been totally remodelled
- Basement renovated in 2018 inc. new carpet



NOTE FROM THE HOMEOWNERS

WHAT MAKES THIS HOME SPECIAL TO YOU?

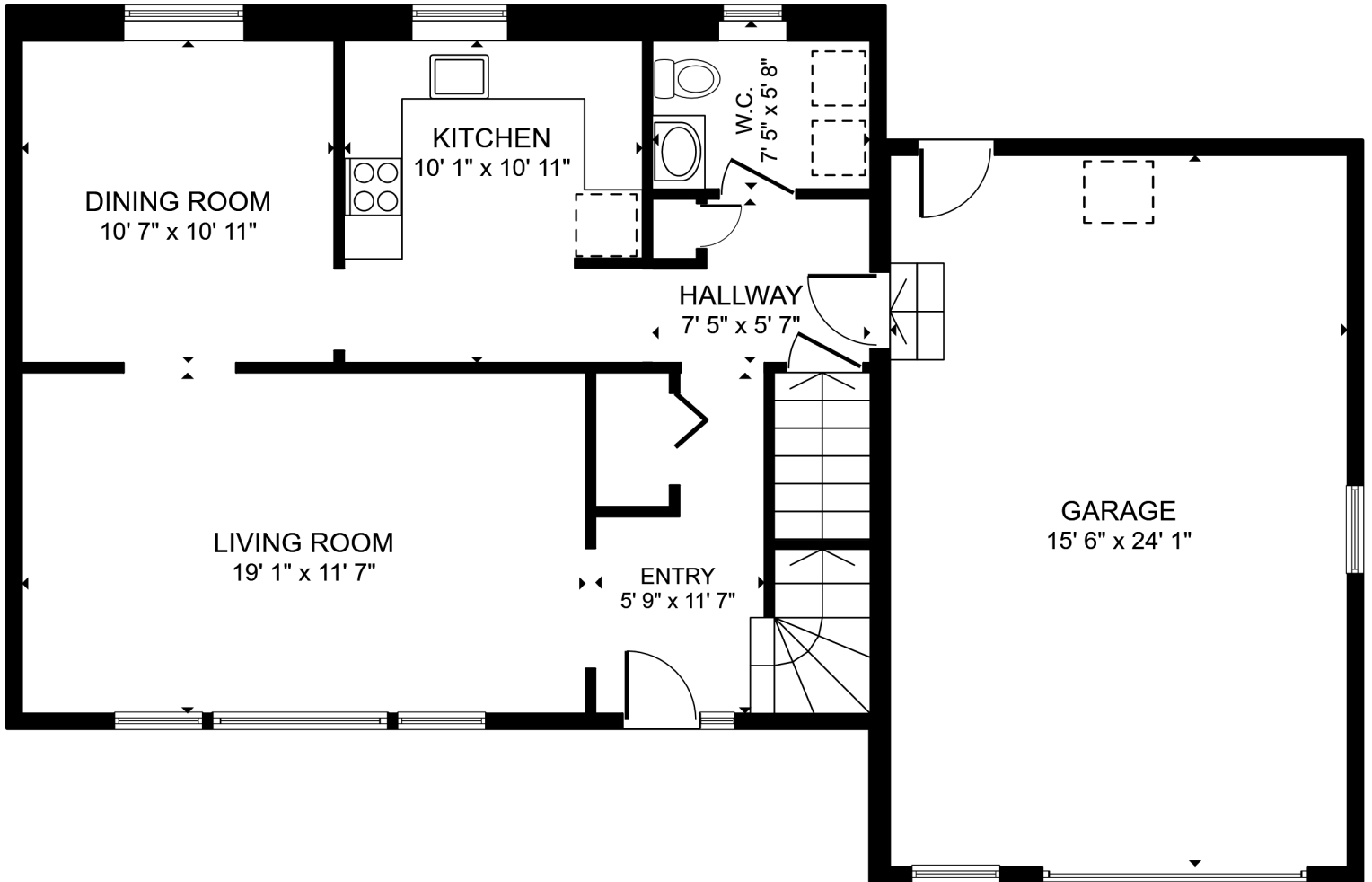
We love our upgraded kitchen and all the sun we get with 85% southern exposure. The backyard is a great size and back onto a wooded area; making it perfect for kids and neighbours to get together.

The neighbourhood is wonderful. Being close to the athletic field, arena, and Reading Park, having the trail at the end of the street and proximity of schools are some of the notable highlights. We have made this house our home both inside and out, all of which has been special to us.

Property Taxes for 2023: \$4,299.43
NB Power Equalized Billing: \$186/month



Main Level



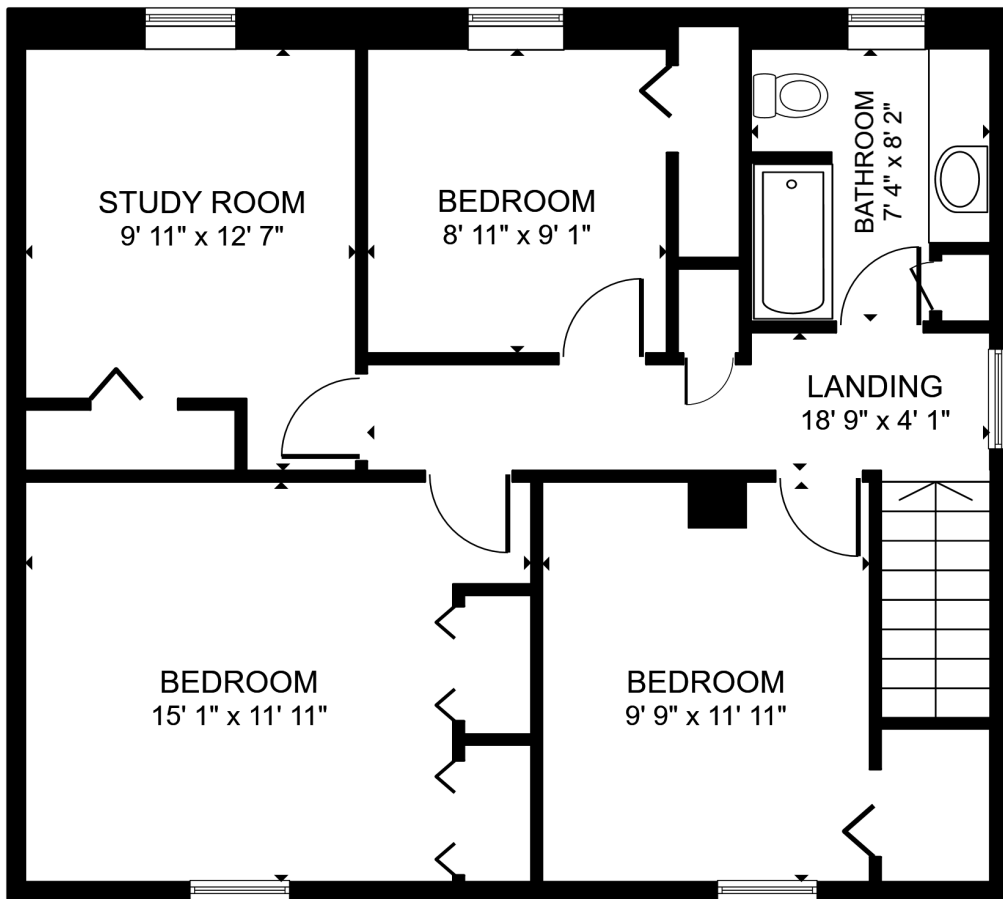
GROSS INTERNAL AREA
FLOOR 1 676 sq.ft. FLOOR 2 674 sq.ft. FLOOR 3 723 sq.ft.
EXCLUDED AREAS : GARAGE 374 sq.ft.
TOTAL : 2,072 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



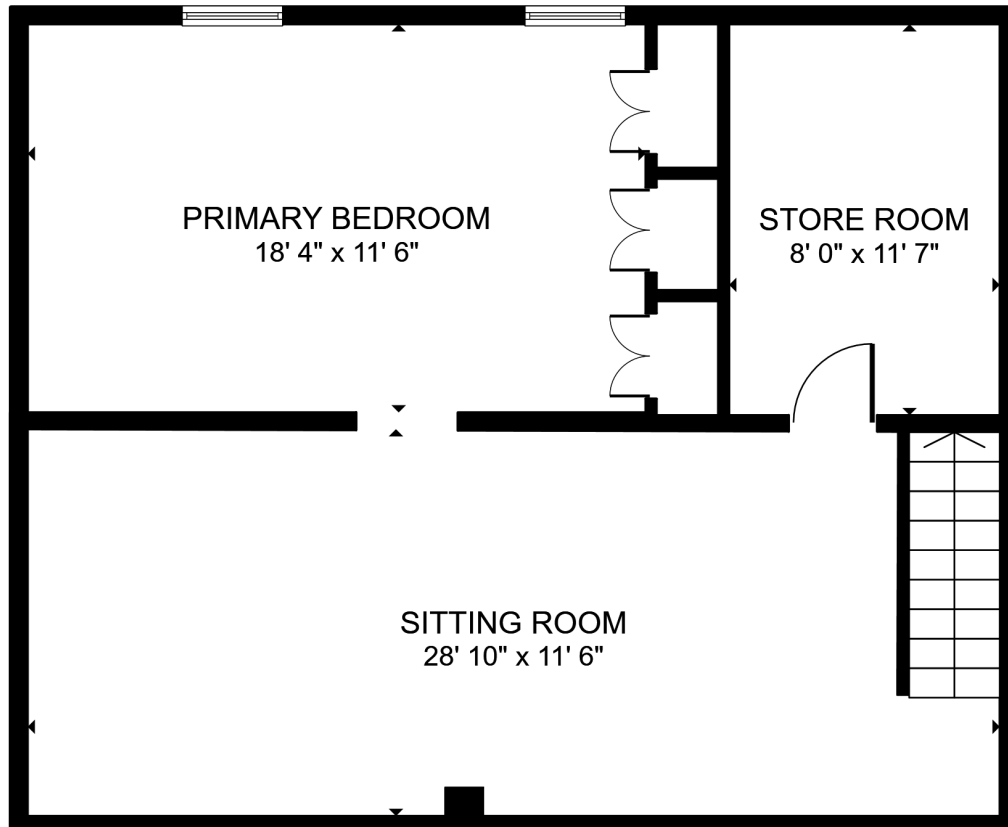
rightchoice.link/31readingMP



Second Level



Lower Level







THE Right Choice REALTY



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therightchoicerealty.ca

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

Listed with Dave Watt of The Right Choice Realty
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