



480 CHARLIE LITTLE ROAD



PROPERTY OVERVIEW

The tranquil setting of a waterfront property at 480 Charlie Little Road on Harvey Lake, coupled with the convenience of a one-level home and the added bonus of a detached garage and loft, makes for a perfect combination.

This home is only a couple of years old and features an ICF foundation, ductless split heat pump, extra large windows, and a covered front composite deck that takes advantage of the scenic views. The open main living area offers a spacious and flexible living space that is perfect for entertaining, relaxing, and spending time with family and friends. The modern kitchen is the heart of the home, featuring sleek countertops, custom cabinetry, a center island, and stainless steel appliances, perfect for the aspiring chef. The dining area is conveniently located adjacent to the kitchen, making meal times a breeze. The living room is the perfect place to relax and unwind, with plenty of space for comfortable seating arrangements, and a cozy fireplace. Large windows fill the space with natural light, creating a warm and inviting atmosphere. Three nice-sized bedrooms, a stylish main bathroom, and tucked-away laundry complete this home.

The detached garage and loft could serve a variety of purposes, from storing vehicles and tools to serving as a guest house or home office. The two-bedroom, one-bathroom loft could also be a great space for a studio or recreation room, depending on the needs and interests of the homeowner. This property offers a variety of uses and is sure to please.

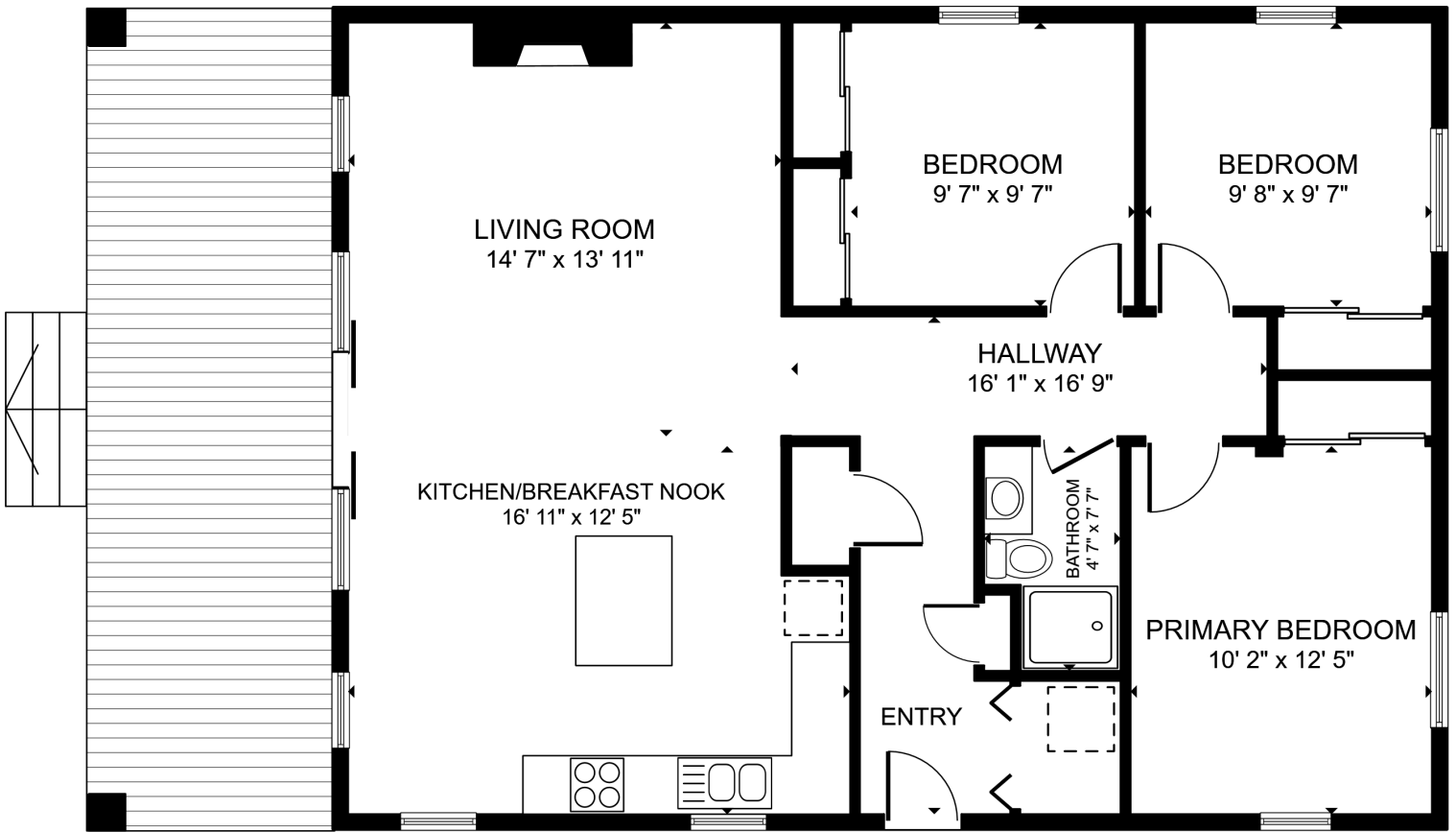


NOTABLE FEATURES

- Extra insulation with an ICF foundation and floor with styrofoam.
- 9-foot ceilings in the main home
- Cathedral ceilings with shiplap in main area
- Wired for generator
- Composite deck overlooking the water
- Grey vinyl cedar shake siding
- Just 35 minutes to Fredericton
- Triple-paned windows and patio doors
- Paved driveway
- On the town water and septic services
- White kitchen cupboards to ceiling with glass accents
- Granite countertops and island
- Road is plowed year-round
- Many year-round residents on the road



Main Home



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 974 sq.ft.
TOTAL : 974 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

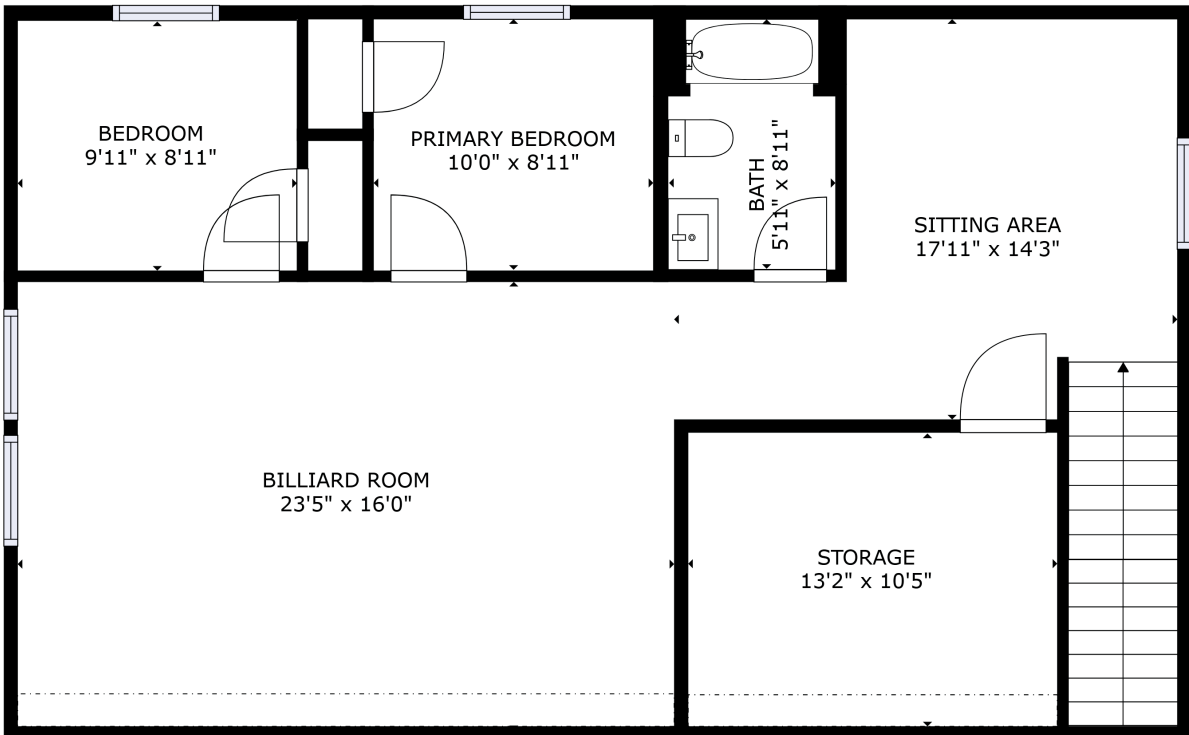
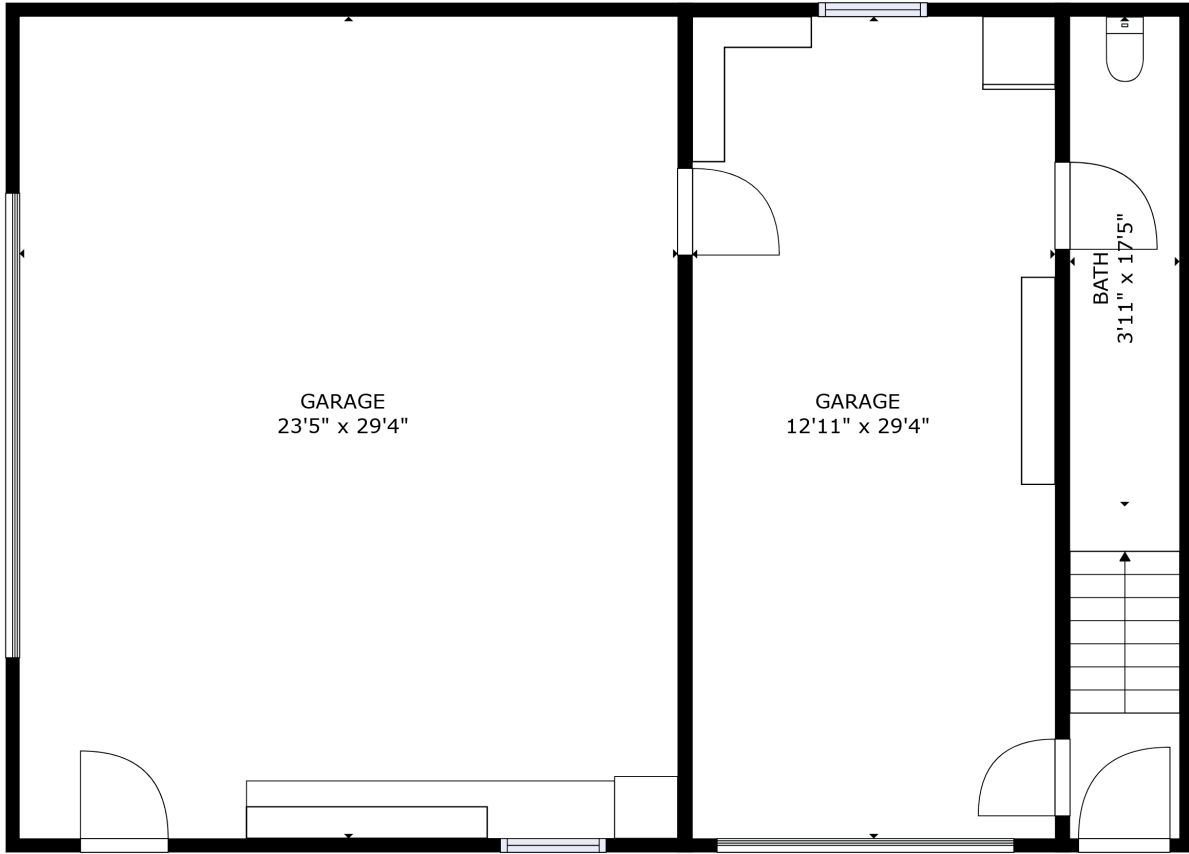


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Property Taxes for 2023: \$3867.06



Garage



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GROSS INTERNAL AREA
FLOOR 1: 114 sq. ft, FLOOR 2: 999 sq. ft
EXCLUDED AREAS: , GARAGE: 1065 sq. ft
REDUCED HEADROOM BELOW 1.5M: 42 sq. ft
TOTAL: 1113 sq. ft

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