



110 ROCKY ROAD



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

PROPERTY OVERVIEW

Escape the hustle and bustle of city life while with the convenience of only being approx. 20 min to Fredericton. As you approach this charming home, you'll be greeted by a picturesque landscape that showcases pride of ownership. The home sits on over an acre of land and offers breathtaking views of the countryside.

A welcoming front porch invites you inside the home where you will immediately feel the warmth and coziness of this country retreat. The main living area presents a spacious kitchen with an eat-in dining area and an adjacent family room that is highlighted by a wood-burning fireplace. Next, you will find the formal dining and living room that provides an elegant setting for hosting dinner parties or special occasions. A laundry area and half bath complete this floor.

The second floor of the home features four well-appointed bedrooms, each offering a peaceful retreat for relaxation with the primary bedroom having a convenient ensuite. A full bathroom finishes this space. The basement provides even more living space with a full in-law suite featuring a full kitchen, bathroom, living area, bedroom, and den/office.

The basement is complete with lots of extra storage space. The home has been well maintained with recent upgrades to the kitchen, appliances, flooring, light fixtures, painting, a 4-ton air source central heat pump, and more.

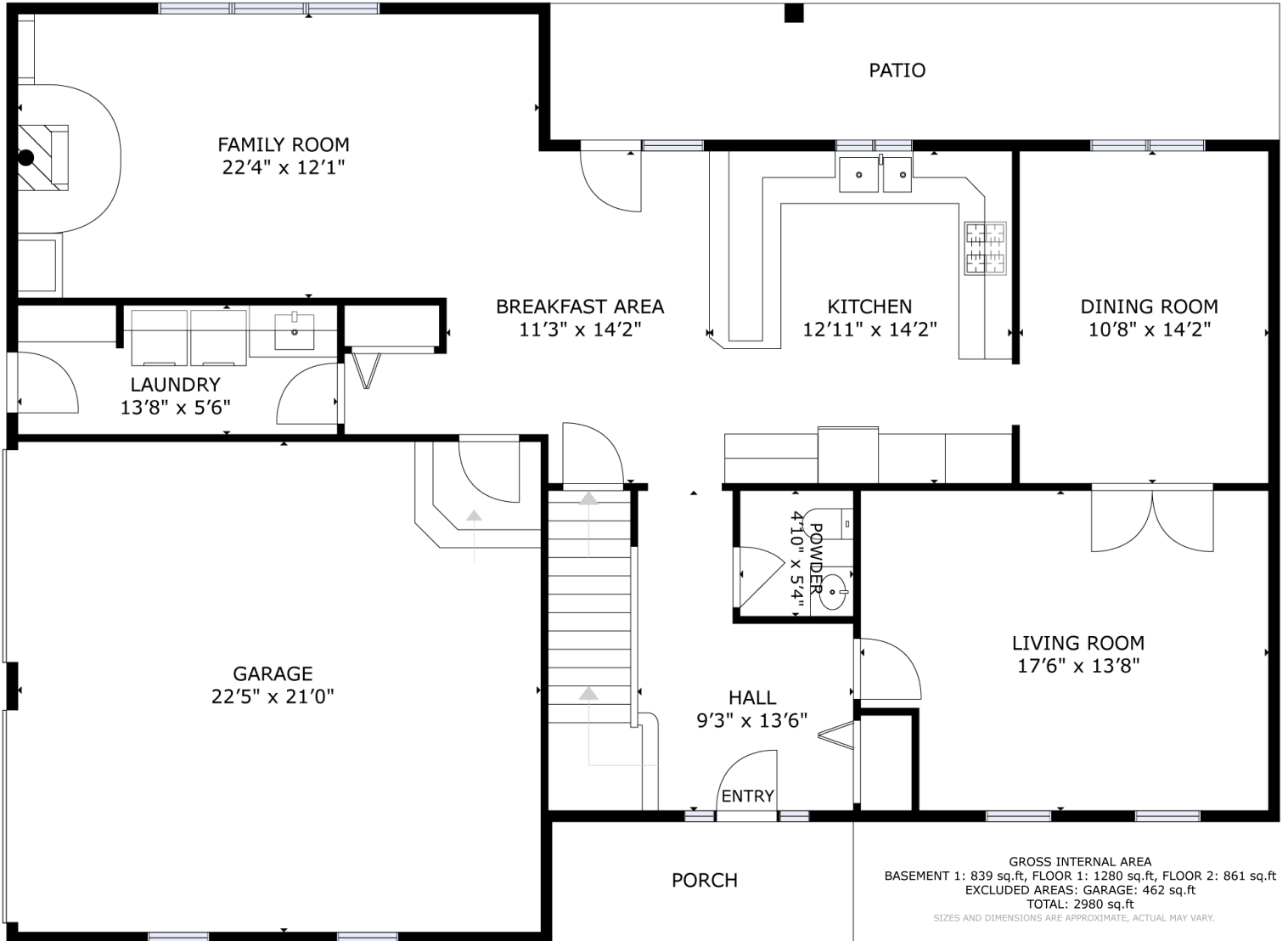


UPDATES & FEATURES

- ✓ Whole home ducted heat pump system
- ✓ Main floor painted throughout
- ✓ Updated baseboards and floor grates
- ✓ New engineered hardwood flooring installed
- ✓ Oak wood floors upstairs
- ✓ Installed tile in basement kitchen and bathroom
- ✓ Decks are pressure-treated yearly
- ✓ Potential for separate entrance in apartment
- ✓ Floors are all 1 1/4 inches thick with plywood
- ✓ All door knobs and hinges updated
- ✓ New stainless steel chimney for wood stove
- ✓ Updated kitchen with new fridge, dishwasher, sink, faucet, countertops, and backsplash
- ✓ Ceramic tiles in bathroom
- ✓ Roof is ice and water shield with 35 yr shingles
- ✓ Inside home done in blue board and plaster



Main Level

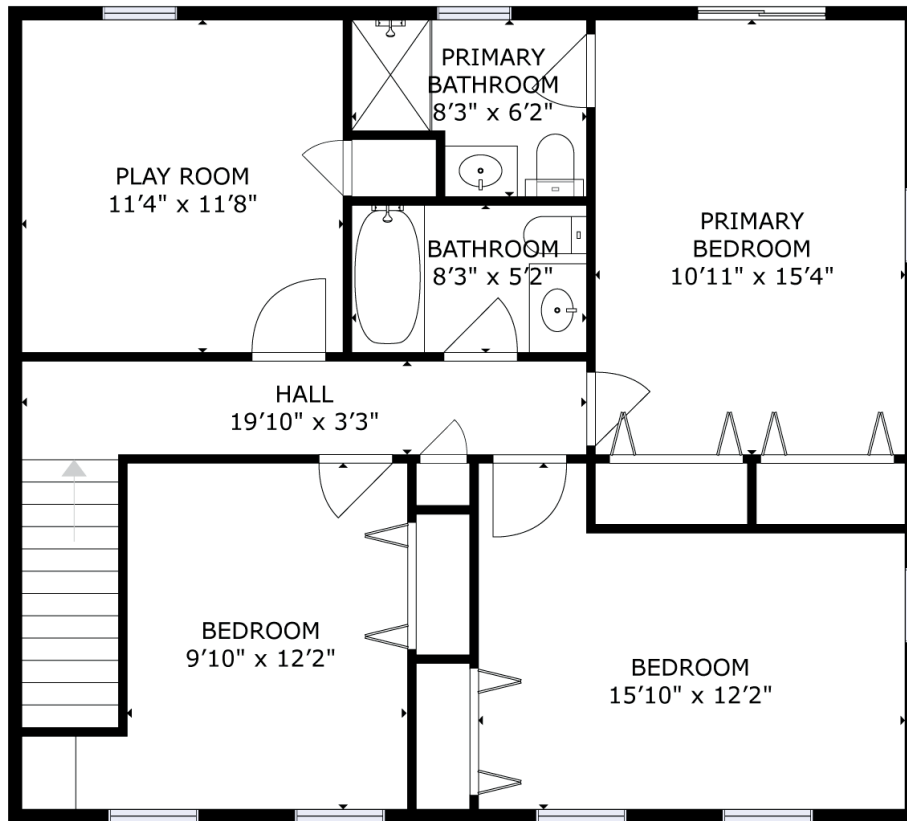


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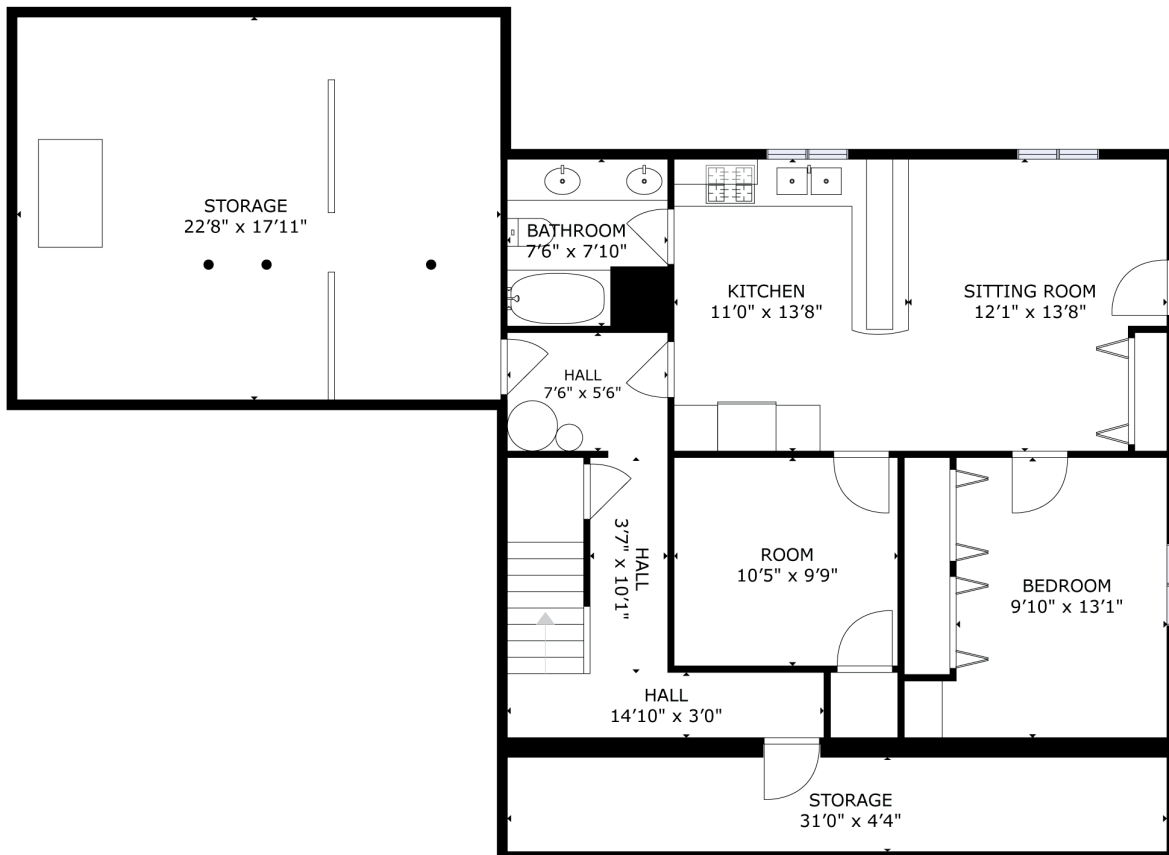
Property Taxes for 2023: \$2720.54



Second Level



Lower Level





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