



637 RIVERSIDE DRIVE



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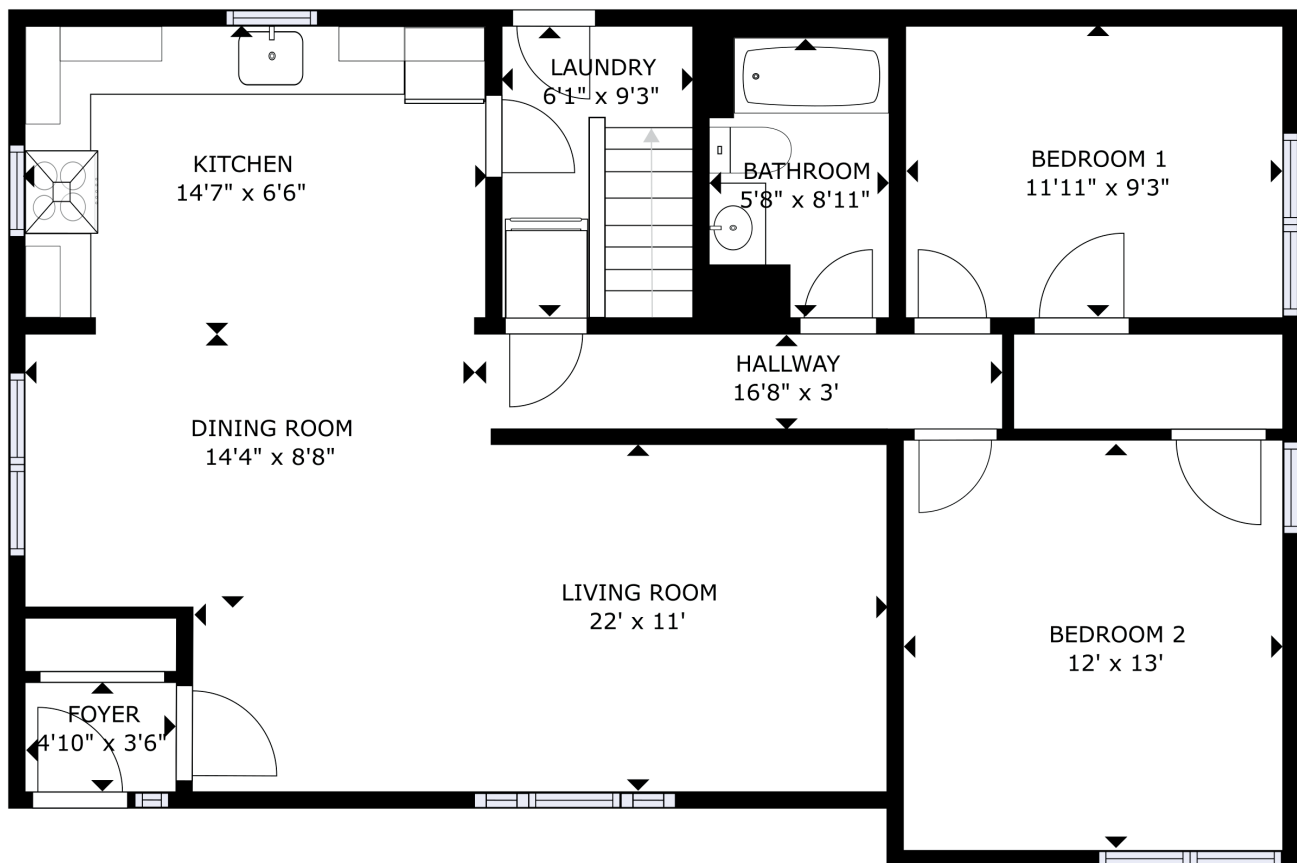


# PROPERTY OVERVIEW

A hidden gem inside the city limits. Welcome to your charming and character-filled bungalow, where warmth and comfort await at every turn. This home sits on almost an acre of land while being set back off the main road and surrounded by mature trees and a variety of perennials. The Interior of the home exudes a sense of nostalgia and coziness, with original hardwood floors and exposed beams. Every corner is filled with character, creating a warm and inviting atmosphere.

The open floor plan allows for effortless flow between the living spaces. The living area is designed to provide comfort and style along with lots of natural light from the large picture window. Next, the dining area seamlessly transitions from the kitchen, making it perfect for entertaining. Whether it's a casual meal with loved ones or a formal dinner party, this space offers the ideal setting to create lasting memories.

Down the hall, you will find the updated bathroom and two bedrooms that offer cozy retreats, each with its own unique charm. A convenient stackable laundry space completes this floor. The unfinished basement is a great use for extra storage and awaits your creative touch.



## KEY FEATURES & UPDATES

- NBP energy audit recommendations 98% complete.
- Spray-foamed basement.
- Attic blown-in insulation.
- New windows and doors (interior and exterior).
- Moved & upgraded fuse box to main panel, added generator panel and plug.
- Insulated all light switches and electric plugs,
- Insulated both bedroom floors and under the windows.
- Upgraded all electrical wiring. Painted all wall/ceilings
- Added industrial kitchen rangehood fan and light.
- Upgraded all light fixtures and ceiling fans.
- Added sockets (lighting and wall plugs).
- Added HVAC system.
- Most baseboard heaters upgraded.
- Removed oil furnace and tank.
- Replaced and insulated new vinyl siding & replaced soffits.
- Front walkway and gazebo base built professionally with brick.
- Tiled shower and rear entry floor.
- Replaced toilet.
- Had dusk till dawn light modernized to LED.
- New stackable washer/dryer.
- New stove, refrigerator and microwave.
- Much landscaping (brush removal, cut many trees and removed most stumps, planted trees, many flowers/shrubs.
- Added flower beds.
- Moved storage shed.
- Also replaced shed roof, siding, soffits and boarded interior.
- Patched basement grout.
- Upgraded water meter (City of Fredericton).
- Pipes to street inspected & cleaned 4 years ago.









# THE Right Choice REALTY



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