



720 GOLF CLUB ROAD



PROPERTY OVERVIEW

Nestled amongst the trees on Golf Club Rd, this spectacular property sits on 1.5 acres of meticulously maintained land. As you drive up the double concrete driveway, you are met with stunning curb appeal and 2 car garage.

The brick pathway leads you through the front door and into the large foyer with 20ft ceilings. To your immediate left is the elegant formal dining area and straight ahead is the living room adorned with cathedral ceilings, hardwood floors, and a stone propane fireplace. To the right, you will find the primary suite complete with a private sitting room that overlooks the backyard, calming ensuite with a double shower and jet tub, and a large primary bedroom with a walk-in closet. The eat-in kitchen offers solid surface countertops, stainless steel appliances, and two dining nooks.

The stairs lead up to 2 additional bedrooms, 1 full bath, office, and den space. The lower level offers the perfect place to entertain with a theatre room, pool room, and an abundance of storage space. This is your chance to own one of Fredericton's most exquisite homes.

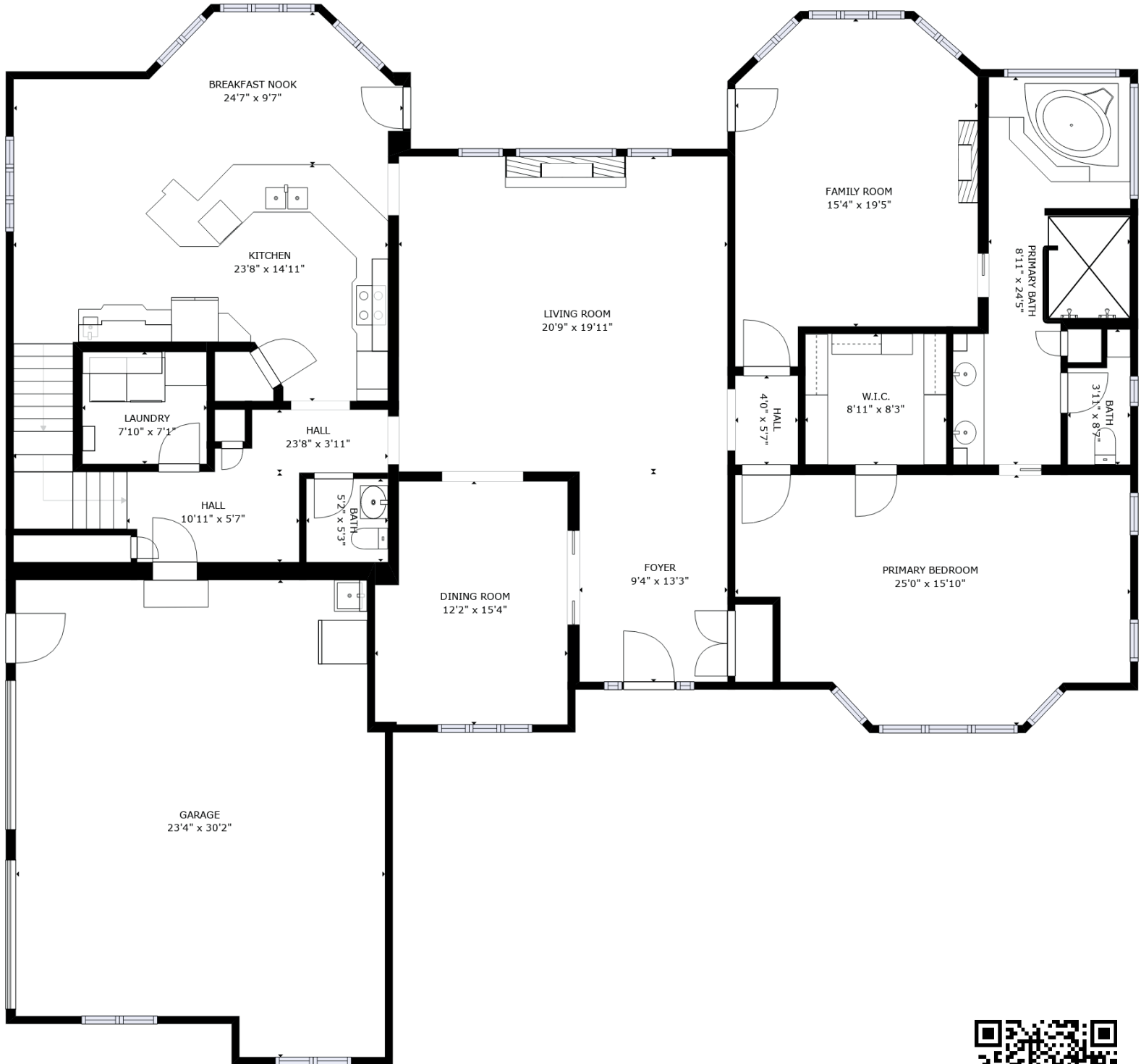


NOTEWORTHY FEATURES

- 400 amp entrance
- Full home all-seasons Heat Pump
- ICF Construction
- Open floor web joists
- Concrete driveway and back patio
- Cobblestone walkway to a brick façade
- Retaining wall overlooking 1-acre backyard
- Cedar look vinyl siding
- Newly installed architectural shingled roof
- Brick entry pilers on either side of the driveway
- Storage shed with custom matching siding
- Cathedral ceiling in living room
- Custom blinds throughout home
- Two propane fireplaces
- Separate laundry room
- Chefs kitchen
- Coffee bar with its own sink
- Custom wainscoting in the formal dining room
- Entertainment paradise
- Home theatre system with surround sounds
- Covered back patio with speakers



Main Level



GROSS INTERNAL AREA
FLOOR 1: 2538 sq. ft, FLOOR 2: 2565 sq. ft
FLOOR 3: 818 sq. ft, EXCLUDED AREAS:
GARAGE: 656 sq. ft
TOTAL: 5921 sq. ft

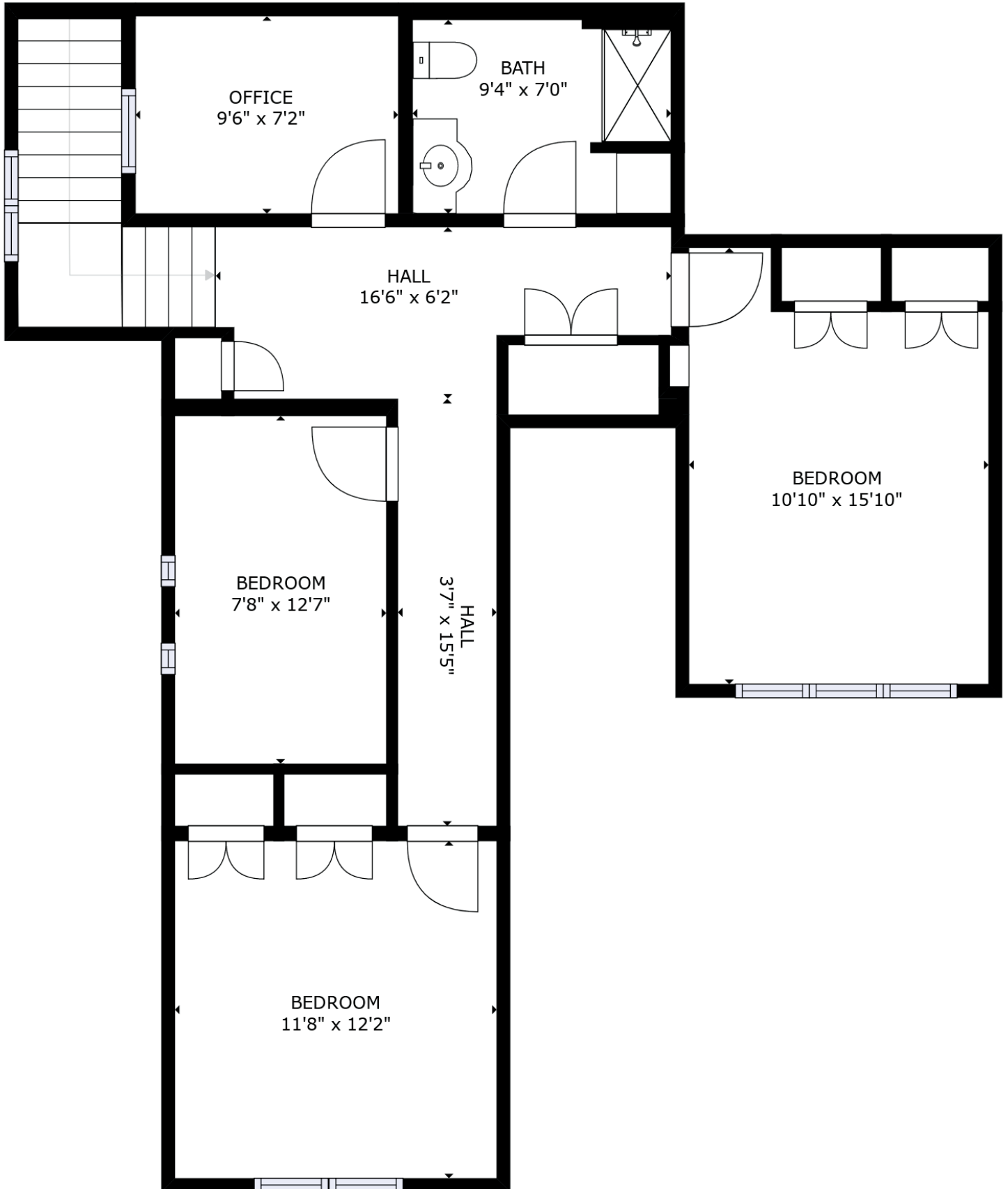
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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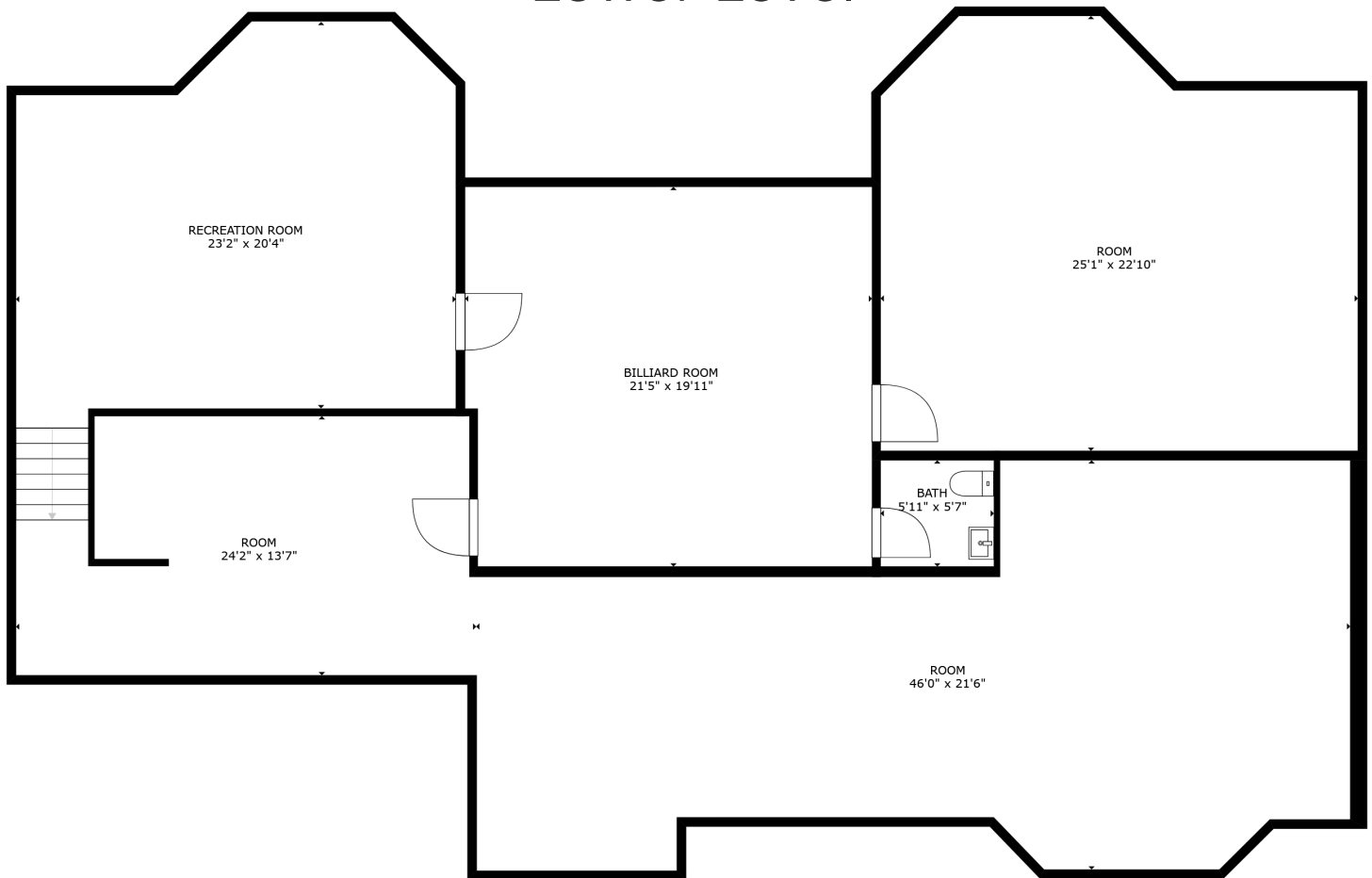


Second Level





Lower Level



Property Taxes for 2023: \$12,225.47
NB Power Billing: \$480/month



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