



308 ROUTE 105



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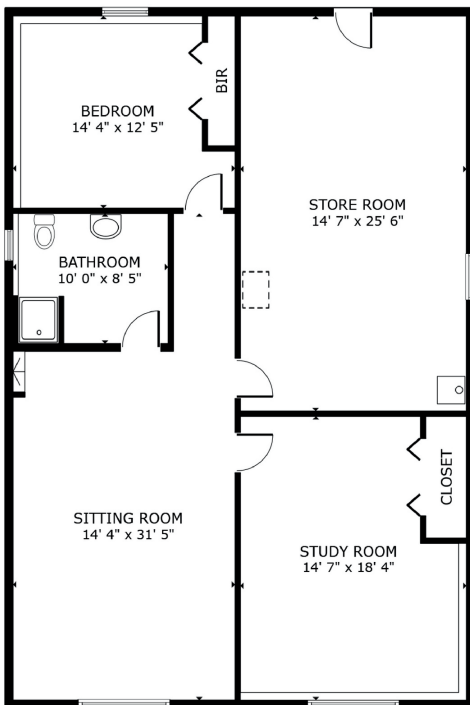
PROPERTY OVERVIEW

Sitting on almost 2 acres this side split home with an attached garage is located approximately halfway between Fredericton and Oromocto. Upon entering, you'll immediately notice the inviting foyer that leads to both the upper and lower levels.

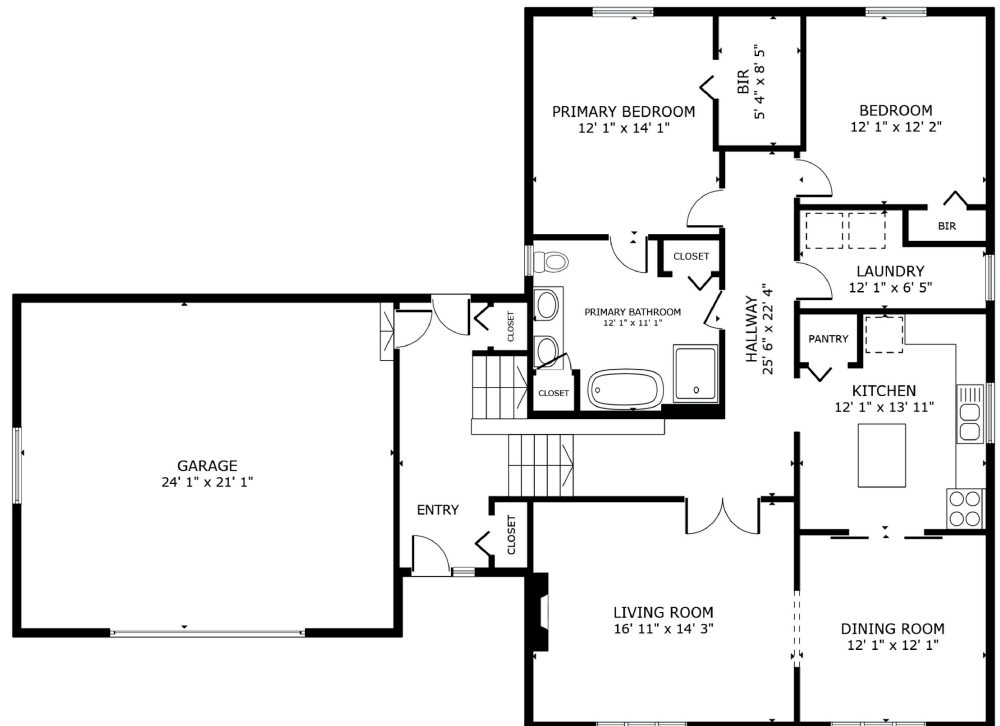
The main level features a spacious living room filled with natural light streaming through large windows. This design seamlessly connects the dining room making it an ideal space for entertaining guests or enjoying family meals. The kitchen is bright with white cabinets, solid surface countertops and a center island.

Down the hallway, you will find the private quarters of the home. The spacious primary bedroom offers cheater door access to the main bathroom which is highlighted by a double vanity, stand-up shower, and soaker tub. A 2nd bedroom and laundry room complete this level.

The finished lower level is complete with a 3rd bedroom, 2nd bathroom, large rec room, and huge storage room with a walk-out to the back yard.



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 1,293 sq.ft. FLOOR 2 1,488 sq.ft.
EXCLUDED AREAS : GARAGE 508 sq.ft.
TOTAL : 2,782 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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