



36 JUNCTION LANE

MLS® #: NB108004

WELCOME

TO YOUR NEW HOME

This delightful 2.5-storey country home at 36 Junction Lane offers the perfect blend of rustic charm and modern convenience. With its welcoming front porch and timeless pitched roof, this home greets you with warmth and character.

Inside, you are welcomed by a spacious living room that leads into the dining room, highlighted by a wood stove (as is where is) and access to the fenced-in side yard. The heart of this home is its open and inviting kitchen, perfect for preparing family meals or hosting gatherings. A versatile bonus room or home office on the main floor adds flexibility and extra living space. A convenient half bath and mudroom at the back entrance complete this floor.

Upstairs, you will find three spacious bedrooms and the main bathroom with a laundry area. The third-floor loft, with its cozy sloped ceilings, is perfect for a playroom, creative space, primary bedroom or guest suite.

For nature lovers, this home is also just steps away from the scenic NB trail and the Keswick River. Whether you're into hiking, peaceful walks, or enjoying time by the water these outdoor features offer a perfect escape into the beauty of the countryside.

Upgrades over the years include shingles (2021), Ducted heat pump (2022), well pump (2023) and more





NOTE FROM THE OWNERS

"We love all of the hours that have been spent under our covered porch. We have spent countless hours relaxing on the swing, through warm weather and thunderstorms. The endless amount of storage space throughout the house allows for an organized home.

About a kilometre walk down the trail is a beach that we have spent many hours at. Being so close to the NB trail has allowed for so many adventures, we have seen so many landmarks and wildlife has been memorable.

Being close to the school and having a store just around the corner for anything you may need has been amazing. The large Hill here allows for a lot of fun tobogganing throughout the winter. We built a 'hobbit hut' as a fun little club house on the hill as well that has made fun to camp in!

We are seasoned kayakers and have spent many many hours traveling the Keswick river, And appreciate the newly in place boat launch at the bridge on upperstone ridge road.(which is also a great fishing spot, along with the headpond a short 2 minute drive away on the 616)"

Updates & Renovations:

New roof shingles in November 2021.

New central heat pump October 2022.

New flooring throughout the upstairs

Paint throughout the house

New deck out front Sept 2024

New well pump Feb 2023

New toilet & flooring in powder room Sept 2023

'Dog run' fence built Sept 21

Floor in 'man cave' was rebuilt Nov 2021

CHARMING HOME

A classic country home filled with rustic touches that speak to its history. Wooden staircase to the second level, original hardwood flooring, detailed trim work, and more!



ROOM FOR ALL

With three levels, four bedrooms, and a bonus rec room, there is more than enough space for any size family. Move in and enjoy!

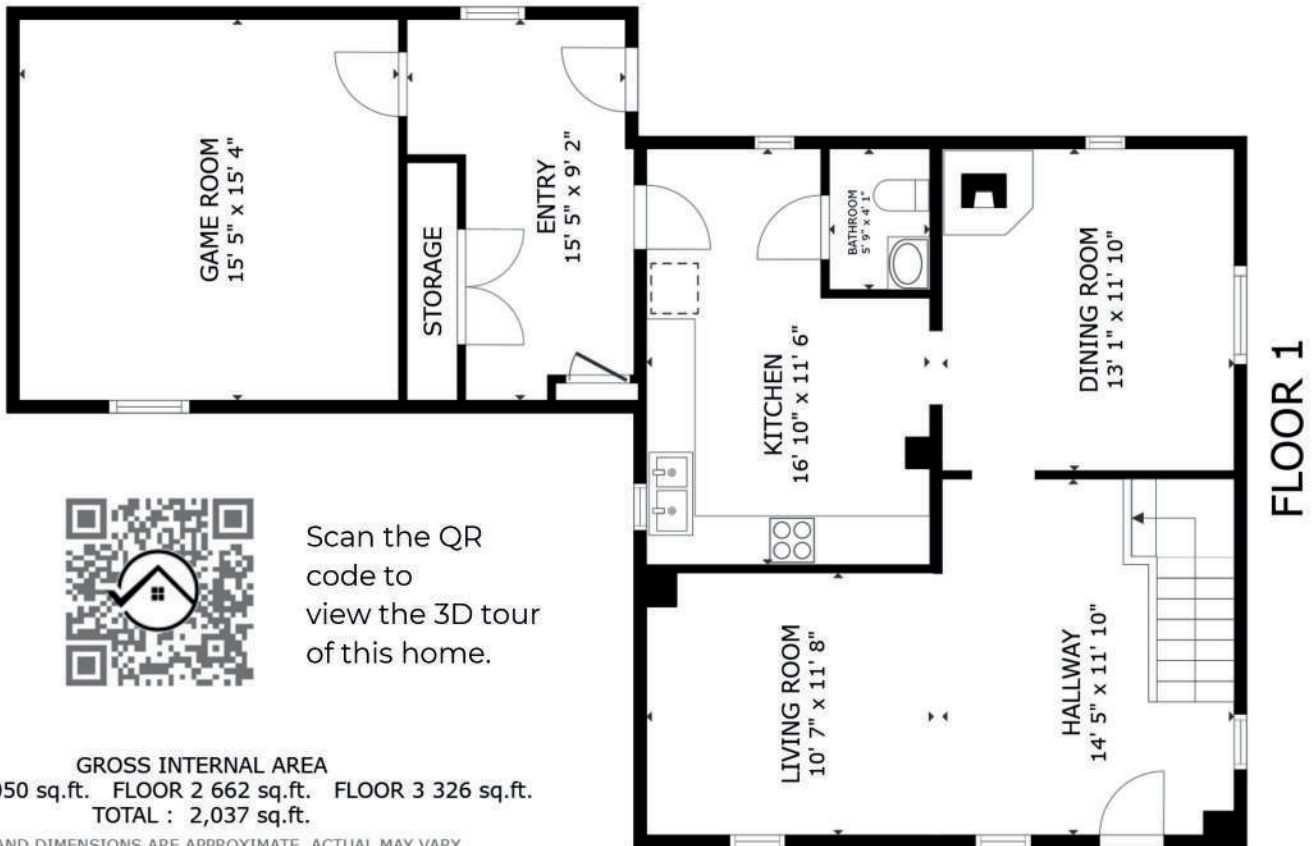
BONUS LOFT

A surprise third level loft makes the perfect hang out space or a private primary suite for peak relaxation. A welcome addition to an already great home.



LOCATION, LOCATION

Escape the city and enjoy country living with a 1.6 acre lot. Plenty of yet-to-be-used land awaits your final touch. Just a short walk/drive to the nearest store/ANBL outlet/coffee shop!

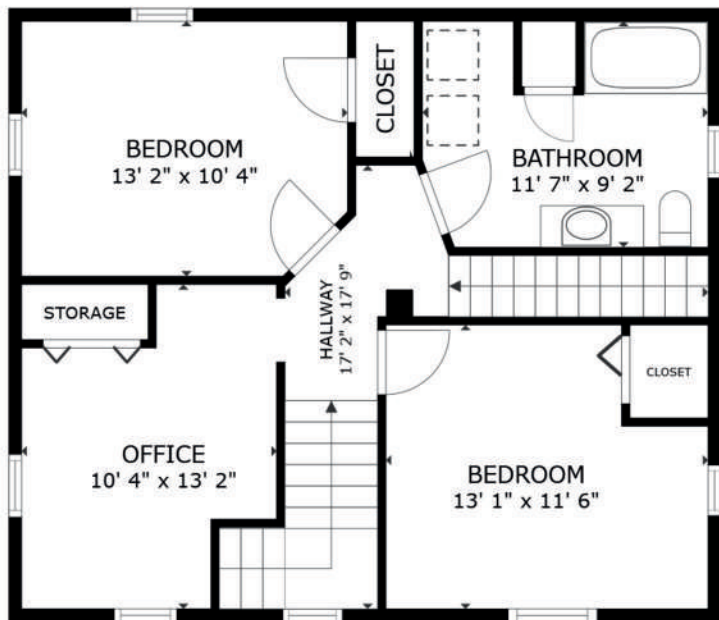


Scan the QR code to view the 3D tour of this home.

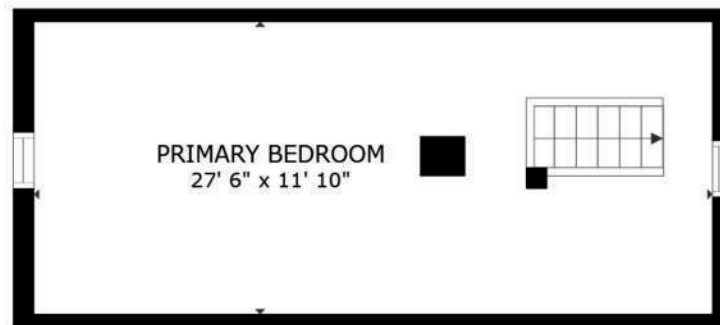
GROSS INTERNAL AREA
 FLOOR 1 1,050 sq.ft. FLOOR 2 662 sq.ft. FLOOR 3 326 sq.ft.
 TOTAL : 2,037 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FLOOR 2



FLOOR 3





www.therightchoicerealty.ca

This is not intended to solicit those who are currently working with another real estate company - we cooperate fully with other agents