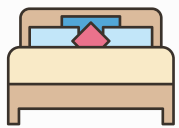


# 2422 ROUTE 105

LOWER QUEENSBURY | NEW BRUNSWICK

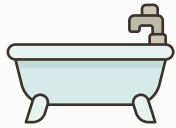
Cape Cod character and modern country finishes on 3.72 acres, with river views, three bedrooms, front and rear decks, and a large detached workshop/barn. Extensive improvements include insulation upgrades, renovated bathrooms, and a new wood fireplace insert installed in 2026.





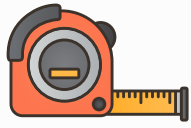
3

Bedrooms



2

Bathrooms



2,636

Square Feet

Modern country finishes and thoughtful improvements bring fresh comfort to this three-bedroom Cape Cod. An updated island kitchen, bright living spaces, and a wood fireplace insert installed in 2026 create a welcoming interior. Renovated bathrooms, two heat pumps, and an upgraded lower-level family room add everyday function. Outside, front and rear decks, perennial gardens, and a detached workshop/barn make the most of a private, treed 3.72-acre property with river views.





# FEATURES & UPDATES

A CLOSER LOOK AT WHAT MAKES THIS HOME SPECIAL AND THE WORK THAT HAS BEEN DONE

## Home Features

- Three-bedroom, 1.5-storey Cape Cod built in 1975
- 1,660 sq. ft. above grade; 2,636 sq. ft. total finished living area
- Stainless steel appliances and central island with seating
- Spacious living room with large bay window
- Wood flooring and decorative trim
- Main-floor mudroom and half bath with laundry
- Three upstairs bedrooms with sloped ceilings and dormer windows
- Partially finished basement with family room and additional storage

## Property Features

- 3.72 acres with mature trees and landscaping, and river views
- 8-by-35-foot front deck (2023) with front and side stair access
- 12-by-20-foot rear deck (2019) with two steps to ground level
- Large detached workshop/barn with open interior and upper loft
- Vinyl exterior and asphalt shingle roof

## Updates & Improvements

- 2019: Rear deck added, measuring 12 feet by 20 feet,
- 2019: Two ductless heat pumps installed.
- 2019: Major insulation and energy-efficiency upgrades, including spray foam insulation, attic/crawlspace insulation, and rafter baffles.
- 2019: Radon mitigation system installed by Maritime Radon Control.
- 2020: Main-floor bathroom renovation completed.
- 2021: New water softener and jet pump installed.
- 2023: Front deck added with front and side stair access.
- 2023: Partially finished basement upgraded with a Dricore insulated subfloor system, laminate flooring, and a barn-style sliding door.
- 2024: Upstairs bathroom updated with a barn-style sliding door, quartz vanity countertop, and china sink.
- 2024: Electronic thermostats replaced/updated.
- 2025: Bath Fitter tub/shower installed in the upstairs bathroom.
- 2026: New Supreme Fusion 18 high-efficiency wood fireplace insert professionally installed with a new chimney liner and WETT-certified

## Comfort & Systems

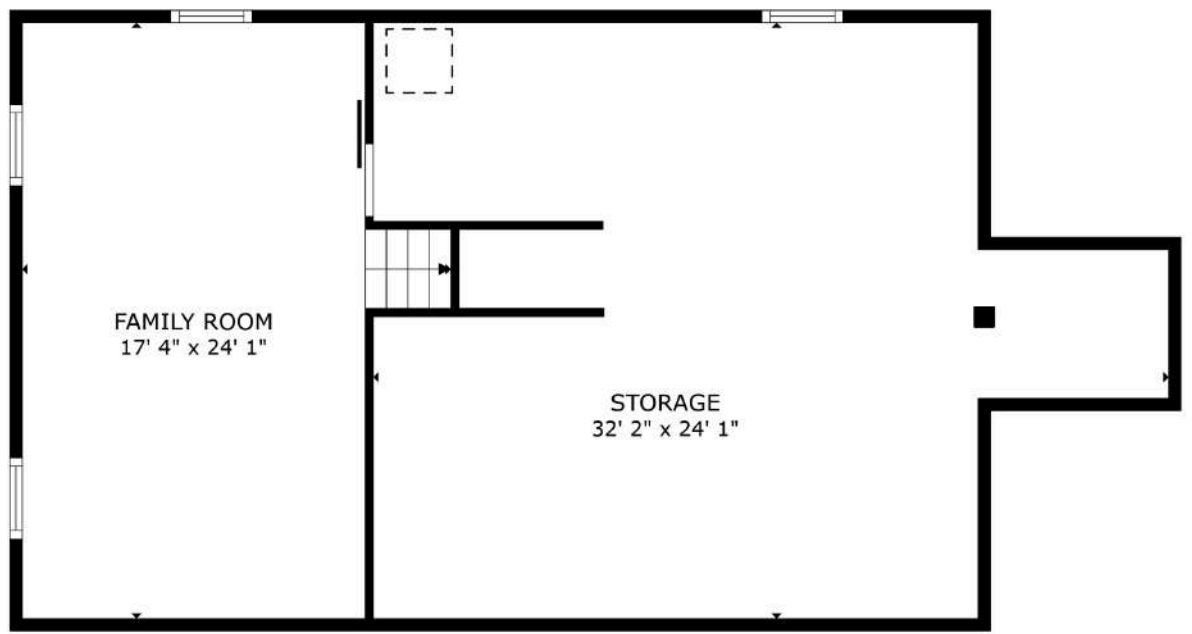
- Two ductless heat pumps installed in 2019
- Electric baseboard heating and Supreme Fusion 18 wood fireplace insert (2026)
- 200 AMP electrical service
- Well and septic
- Cell service and high-speed internet listed

## Included Items

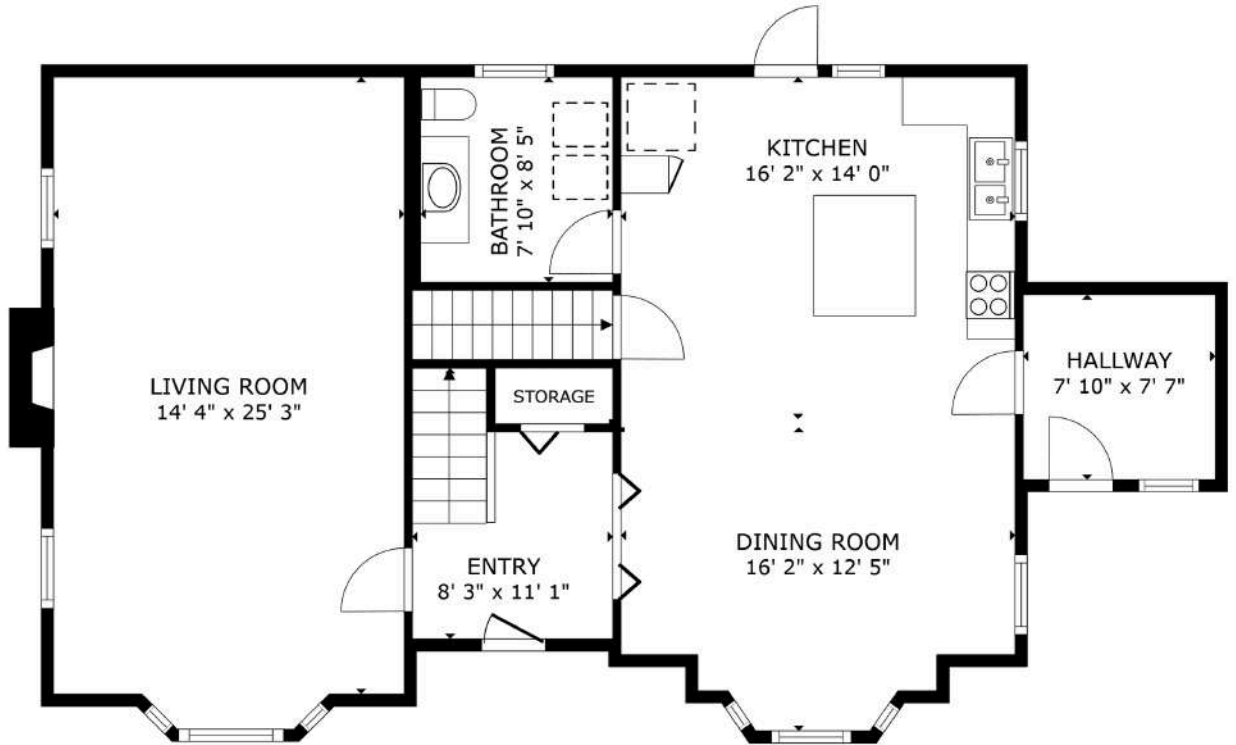
Dishwasher, dryer, freezer, generator, microwave, refrigerator, stove, washer, water purifier, and two TV wall brackets.



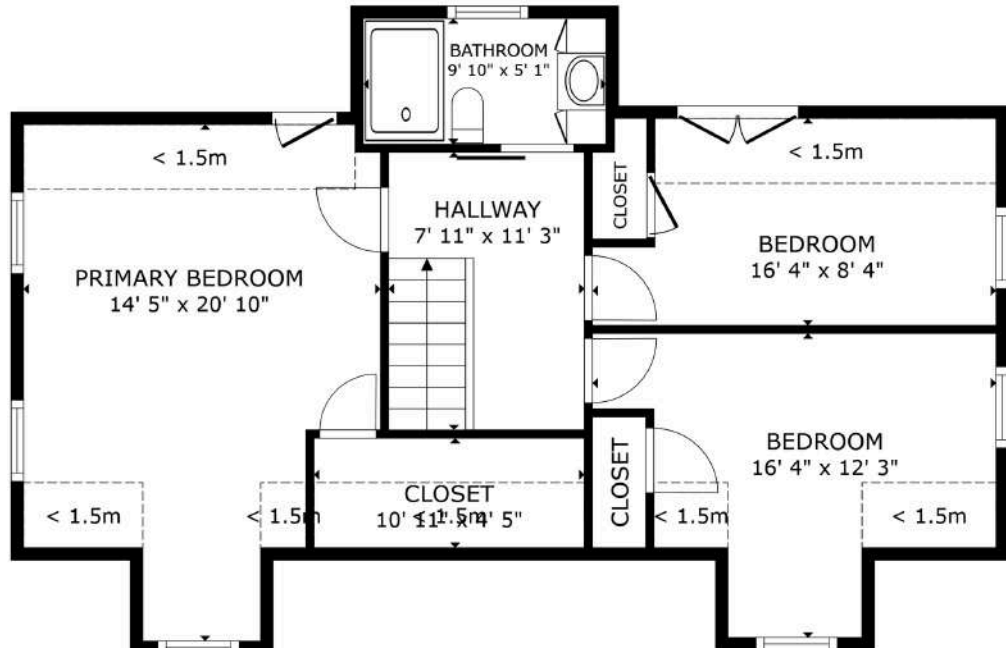
# LOWER LEVEL



# MAIN LEVEL



# SECOND LEVEL







# WHY WE LOVE THIS PLACE

What stands out to our team about 2422 Route 105 is how well it brings together character, thoughtful improvements, and space to enjoy your surroundings. The Cape Cod rooflines, dormer windows, warm wood floors, and modern country finishes give the home a welcoming feel, while the updated kitchen and generous living spaces make it easy to picture everyday life here.

We also appreciate the work completed beyond the visible finishes. From insulation upgrades and heat pumps to renovated bathrooms and the new wood fireplace insert, the improvements show attention to both comfort and function.

Outside, the 3.72-acre setting offers mature trees, perennial gardens, river views, and two decks that give you different places to sit and enjoy it all. The detached workshop/barn is another standout for us, with room for projects, equipment, and the hobbies that need a little extra space. It's a property with personality and plenty of practical appeal.



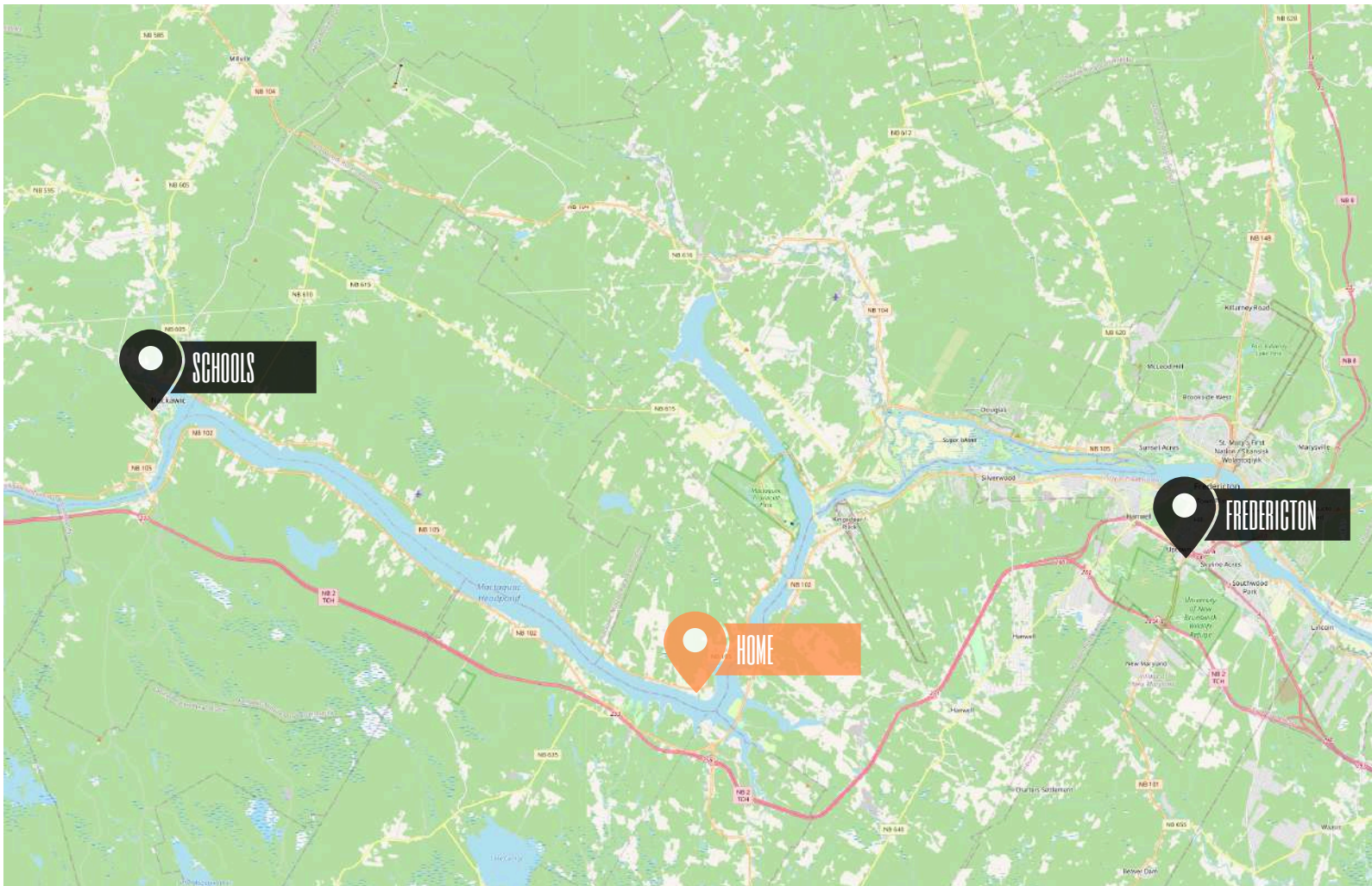
**GRADES K - 5**  
Nackawic Elementary



**GRADES 6 - 8**  
Nackawic Middle



**GRADES 9 - 12**  
Nackawic Senior High



# NEIGHBOURHOOD & SCHOOLS

## COMFORTABLE & SPACIOUS RETREATS

On Route 105 in Lower Queensbury, this treed property offers river views and a sense of privacy. The front and rear decks, perennial gardens, and landscaped grounds provide space to enjoy the outdoors, while the detached workshop/barn adds room for hands-on projects and storage. With 3.72 acres and year-round municipal road access, the property brings together a comfortable home and space for your interests.



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