

# \$319,000 - 9 Brookfield Road, New Wes Valley

MLS® #1291456

**\$319,000**

3 Bedroom, 2.00 Bathroom, 2,400 sqft

Single Family on 0.00 Acres

N/A, New Wes Valley, Newfoundland & Labrador

Welcome to 9 Brookfield Road, located in Brookfield of New Wes Valley. Your dream home on the water which includes your own stage with wharf. Tie on your boat from a day out at the cod and walk up to your home and cook a meal of deep fried fish. This beautifully updated 3 bedroom, 2 bathroom split-entry home offers the perfect blend of modern comfort and serene waterfront living. Completely remodeled within recent years, every detail has been thoughtfully upgraded. Step into a bright and airy open-concept living and dining space designed for both comfort and connection. The living room features a cozy electric fireplace and the dining area has large windows that frame breathtaking ocean views. The modern kitchen has sleek cabinetry, stainless steel appliances, tile backsplash, and ample counter space for meal prep. Whether you're making a quiet breakfast or cooking for a crowd, this kitchen is the perfect space. The main floor has 3 generously sized bedrooms and a fully updated bathroom with soaker tub. The lower level expands your living space with a cozy family room, a second bathroom, storage room, laundry, and mud room with walk-out access to a landscaped backyard and your own private stage/boathouse with wharf. There is also a greenhouse and great area to plant your own crops and watch them grow. The 20x30 garage is a perfect year round workshop space as it has its own woodstove



and sub panel. Enjoy sunset views from the deck, or simply soak in the tranquility of the water, this home offers a lifestyle thatâ€™s hard to match. Come see all this property has to offer. You will not be disappointed! (id:6289)

Built in 1990

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | 1291456       |
| Price          | \$319,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Square Footage | 2,400         |
| Acres          | 0.00          |
| Year Built     | 1990          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Bungalow      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 9 Brookfield Road       |
| Subdivision | N/A                     |
| City        | New Wes Valley          |
| Province    | Newfoundland & Labrador |
| Postal Code | A0G1J0                  |

**Amenities**

|              |                      |
|--------------|----------------------|
| Amenities    | Recreation, Shopping |
| Parking      | Detached Garage      |
| # of Garages | 1                    |

**Interior**

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Drapes/Window coverings                        |
| Appliances        | Dishwasher, Refrigerator, Stove, Washer, Dryer |
| Heating           | Electric                                       |
| # of Stories      | 1                                              |

**Exterior**

|                 |                              |
|-----------------|------------------------------|
| Exterior        | Vinyl siding                 |
| Lot Description | 60 x 282 Approx .5 - 9.99 ac |
| Foundation      | Concrete                     |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | EXIT Realty Aspire |
|----------------|--------------------|



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