

# \$849,000 - 350 Water Street, Saint Andrews

MLS® #NB116747

**\$849,000**

5 Bedroom, 4.00 Bathroom, 3,000 sqft

Single Family on 0.39 Acres

N/A, Saint Andrews, New Brunswick

Located in a very desirable location in St. Andrews is this traditional looking Cape Cod home with an attached double garage and detached workshop on a nicely landscaped large level lot. While appearing to be the traditional cape, the interior is actually three income producing dwellings which could easily be brought back to a beautiful single family dwelling. The main section of the home has, on the main floor, kitchen/dining room, living room, mudroom, two bedrooms, laundry and a full bath. Upstairs in the main section is the primary bedroom and another full bath. The loft above the garage, a spectacular apartment, has the kitchen/dining room, living room, laundry room, bedroom and full bath. The one bedroom basement apartment has an eat in kitchen, living room, full bath, as well as a bonus room. The attached double car garage compliments the home beautifully. At the rear of the property is a very well built, nicely sized workshop with a wood stove, as well as a shed. This is an ideal opportunity for those looking to have others assist with the mortgage while enjoying a beautiful home within the original plat in St. Andrews. The loft apartment and basement apartment generate \$1650/\$1600 per month. That said, this home could very easily be brought back to a single family home. This property is in an excellent location-an easy walk to the public beach at the end of Augustus St, to a spectacular walking/biking trail and to the shops and restaurants downtown. Call today! (id:6289)



Built in 2001

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | NB116747      |
| Price          | \$849,000     |
| Bedrooms       | 5             |
| Bathrooms      | 4.00          |
| Square Footage | 3,000         |
| Acres          | 0.39          |
| Year Built     | 2001          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Cape Cod      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 350 Water Street |
| Subdivision | N/A              |
| City        | Saint Andrews    |
| Province    | New Brunswick    |
| Postal Code | E5B2R3           |

## Amenities

|              |                               |
|--------------|-------------------------------|
| Features     | Level lot, Balcony/Deck/Patio |
| Parking      | Attached Garage, Garage       |
| # of Garages | 2                             |

## Interior

|              |                                       |
|--------------|---------------------------------------|
| Heating      | Electric Baseboard heaters, Heat Pump |
| Cooling      | Heat Pump                             |
| # of Stories | 2                                     |
| Has Basement | Yes                                   |
| Basement     | Walk out                              |

## Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | Landscaped |
|-------------------|------------|

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | SUTTON GROUP AURORA REALTY LTD. |
|----------------|---------------------------------|



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