# \$399,900 - 40 Green Briar Drive, Salisbury

MLS® #NB116997

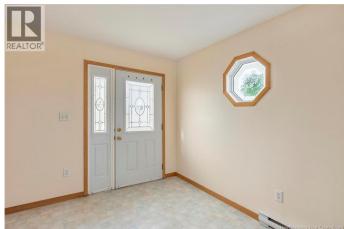
#### \$399,900

3 Bedroom, 2.00 Bathroom, 1,707 sqft Single Family on 0.46 Acres

N/A, Salisbury, New Brunswick

Dreaming of living in a refined neighbourhood? Welcome to 40 Green Briar Drive, located in the Spring Garden Subdivision. This 2001-built home is in fantastic shape and guaranteed to impress! Notable upgrades include a new roof in 2019 and brick along the driveway installed in 2024. Inside, youll notice the home is finished with real wooden trims, wooden hollow core doors, laminate flooring, and real hardwood flooring that ties the woodgrain aesthetic together! Upstairs is the kitchen boasting a large island, dining area, beautiful oak cabinetry, ample space to cook, a small nook perfect for a workspace, access to the deck with a stunning view of the Petitcodiac River, and additional cabinets for storage. The living room is a generous sized space with phenomenal natural lighting, access to the kitchen/dining area and the hallway. The upper level also features 2 spacious bedrooms with built-in closets and a large 4pc bathroom that also serves as a laundry room. The lowest level consists of an extremely large family room with exterior access, a single-car garage, a 3pc bathroom, a bedroom with 2 built-in closets, large storage space underneath the foyer, the utility room. Interior inclusions: all appliances, snowblower, and lawnmower. Outside is a beauty to behold! 75 ft of riverfront with a great view of nature to start! There is an abundance of flowers blooming from early spring until fall that truly bring life to the property. Dont wait, call for a viewing today! (id:6289)







### **Essential Information**

Listing # NB116997
Price \$399,900

Bedrooms 3

Bathrooms 2.00 Square Footage 1,707

Acres 0.46 Year Built 2001

Type Single Family

Sub-Type Freehold Style 3 Level

## **Community Information**

Address 40 Green Briar Drive

Subdivision N/A

City Salisbury

Province New Brunswick

Postal Code E1G4B4

#### **Amenities**

Features Cul-de-sac, Balcony/Deck/Patio

Parking Garage, Heated Garage, Integrated Garage

# of Garages 1

Is Waterfront Yes

Waterfront Waterfront

#### Interior

Heating Electric Baseboard heaters, Heat Pump

Cooling Central air conditioning, Heat Pump, Air exchanger

#### **Exterior**

Exterior Vinyl

Exterior Features Partially landscaped

Foundation Concrete

## **Listing Details**

Listing Office Royal LePage Atlantic





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