

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

MLS® #NB117341

\$849,000

0 Bedroom, 0.00 Bathroom, 3,000 sqft

Multi-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 apartments. The main section of the home, a three bedroom apartment, 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 one bedroom 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, and a bonus room. The attached double car garage compliments the property beautifully, and is perfect for storage. At the rear of the property is a very well built, nicely sized workshop with a wood stove, as well as a tool shed. The main apartment generates approximately \$2500 monthly, while the loft apartment and basement apartment generate \$1650 and \$1600 per month. This is an excellent opportunity for those looking for a home with income potential. The property is in an excellent location being an easy walk to the public beach at the end of Augustus St, to a spectacular walking/biking trail that surrounds St. Andrews and leads to Katy's Cove, and to the shops and restaurants downtown. Call



today to schedule your private viewing.
(id:6289)

Built in 2001

Essential Information

Listing #	NB117341
Price	\$849,000
Bathrooms	0.00
Square Footage	3,000
Acres	0.39
Year Built	2001
Type	Multi-family
Sub-Type	Freehold

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
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Interior

Heating	Electric Baseboard heaters, Heat Pump
Cooling	Heat Pump
Has Basement	Yes
Basement	Walk out

Exterior

Exterior Features	Landscaped
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Listing Details

Listing Office	SUTTON GROUP AURORA REALTY LTD.
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