

\$374,900 - 1833 Route 776, Grand Manan

MLS® #NB121034

\$374,900

3 Bedroom, 1.00 Bathroom, 1,200 sqft
Single Family on 0.23 Acres

N/A, Grand Manan, New Brunswick

RENOVATED AND MOVE-IN READY HOME ON GRAND MANAN ISLAND HOME! This beautifully renovated home offers 3 bedrooms and a full bath upstairs. Significant changes to the downstairs layout now opens up the kitchen and living areas, making it ideal for families and entertaining. The dry concrete full basement includes oversized exterior doors perfect for storing yard equipment, tools, or seasonal gear. There is also a large barn/shed at the rear of the property, which can either stay or be removed if you prefer. Almost every inch of this home has been updated: brand-new electrical, plumbing, pressure tank, hot water tank, and HRV (Venmar). Insulated to the max with closed cell spray foam and R6.6 ZIP panels and R27 in walls this place could practically heat with a candle! Enjoy a \$20K+ solid wood kitchen with modern composite countertops, new appliances, dimmable color-changing LED lighting throughout (even in closets), solid core doors, new drywall, and a gorgeous open solid maple staircase, as a central focal point. The entire exterior is brand new roof (30-year shingles), siding, doors, all windows, front and rear door steps, driveway surface, and even attic lighting with a pull-down ladder. Located just a short walk to Brookside Golf Course, Seal Cove Sand Beach, Tides In & Social, High Seas Convenience, and scenic hiking trails. This property offers value, when considering the cost of a new build, and is built to last with no stone left unturned. Call today to



book your showing! (id:6289)

Built in 1947

Essential Information

Listing #	NB121034
Price	\$374,900
Bedrooms	3
Bathrooms	1.00
Square Footage	1,200
Acres	0.23
Year Built	1947
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1833 Route 776
Subdivision	N/A
City	Grand Manan
Province	New Brunswick
Postal Code	E5G2H9

Interior

Heating	Electric Baseboard heaters
# of Stories	2

Exterior

Exterior	Vinyl
Exterior Features	Partially landscaped
Foundation	Concrete

Listing Details

Listing Office Fundy Bay Real Estate Group Inc.



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