

# \$869,000 - 105 Montague Street, Saint Andrews

MLS® #NB121420

**\$869,000**

5 Bedroom, 4.00 Bathroom, 2,826 sqft  
Single Family on 0.30 Acres

N/A, Saint Andrews, New Brunswick

Imagine living in a beautiful home while generating enough income to cover most, if not all, of your mortgage payments. This property features a basement apartment with a proven record of success as a short-term rental (Airbnb/VRBO), earning upwards of \$20,000 annually. Notably, this income is generated by renting out the apartment for fewer than 130 nights per year, leaving the remaining 235 nights available for your own personal use. The owners portion of the home (main floor) comprises four bedrooms and three bathrooms. The kitchen was upgraded in 2025 and features modern, high end, app-controlled appliances. The primary living space has been extensively updated, featuring Anderson sound-controlled glass and Carrier heat pumps, among numerous other improvements (a detailed list is available). The property boasts a private back yard oasis that includes a 20 x 40 in-ground pool with robotic cleaners, a spacious composite deck, and a gazebo for optimal outdoor enjoyment. The basement apartment is a truly turn-key rental, fully furnished with high-quality, top-of-the-line items. Everything is provided, so theres nothing left for you to purchase. The apartment was completely renovated in 2024 and comes fully equipped with high-end furnishings. Its kitchen has also been updated and includes all major and small appliances, along with chef-quality pots, pans, and cooking utensils. When we say turn-key, we mean it every detail is taken care of for you. (id:6289)



Built in 1996

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | NB121420      |
| Price          | \$869,000     |
| Bedrooms       | 5             |
| Bathrooms      | 4.00          |
| Half Baths     | 1             |
| Square Footage | 2,826         |
| Acres          | 0.30          |
| Year Built     | 1996          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | 2 Level       |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 105 Montague Street |
| Subdivision | N/A                 |
| City        | Saint Andrews       |
| Province    | New Brunswick       |
| Postal Code | E5B1H3              |

## Amenities

|          |                                      |
|----------|--------------------------------------|
| Features | Level lot, Treed, Balcony/Deck/Patio |
| Has Pool | Yes                                  |
| Pool     | Inground pool                        |

## Interior

|         |                                      |
|---------|--------------------------------------|
| Heating | Propane Baseboard heaters, Heat Pump |
| Cooling | Air Conditioned, Heat Pump           |

## Exterior

|                   |            |
|-------------------|------------|
| Exterior          | Vinyl      |
| Exterior Features | Landscaped |
| Foundation        | Concrete   |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Coldwell Banker Select Realty |
|----------------|-------------------------------|



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