

\$499,999 - 1645 Girouardville RD

Listing ID: M153487

\$499,999

4 Bedrooms, 1 Bathrooms, 1728 square feet
Single Family

1645 Girouardville RD, Saint-Maurice, New
Brunswick, E4S0J5

SELLER MOTIVATED // OVER 100
ACRES // ENERGY EFFICIENT // 8 KM
TO BOUCTOUCHE // INVESTMENT
OPPORTUNITY // Nature Lover's haven
with endless opportunities. Enjoy having
peace of mind with a high quality, newly
constructed house, with all amenities
perfectly placed, endless storage and utility
needs covered, and country living at it's
finest! Simply complete the finishing
touches to YOUR OWN tastes on what's an
absolute DREAM HOME & PROPERTY,
only minutes from town! Upstairs there's a
huge, bright open concept kitchen, dining &
living room, 4 large bedrooms, family
bathroom & separate laundry. All major
construction has been completed and most
of the remaining materials have already
been purchased and are included (hardwood
flooring, doors, cedar walls, ceiling chip
rock, and more). Endless possibilities for the
main floor, boasting over 1500 sq.ft.,
plumbed for a half bath & ample room for
additional living space. Or, utilize for all the
"toys". Extremely well insulated and energy
efficient, attention to detail is evident
throughout. Heating via a high-end efficient
wood/electric radiant in-floor heating
system on the ground level; with a cozy
wood stove in the upstairs living room for

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added ambiance. Approx. half of the land is wooded/uncut w/ remainder having been cut in approx. 2014. Interior currently continuing towards completion so please inquire for more info. *Log kit house on property being removed. Moments from Bouctouche Village & only 45 min to Moncton! Call today! (id:24320)

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Listing Office:EXIT Realty Associates