

# \$615,000 - 32-34 Century DR

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## Listing ID: M156891

**\$615,000**

5 Bedrooms, 3 Bathrooms, 2534 square feet

Multi-family

32-34 Century DR, Moncton, New Brunswick, E1E2X7

### INVESTMENT OPPORTUNITY

Ownership and Maintenance: Well-maintained property one of the most complete triplex you'll see. Most of the finishing touches were customized.

Composition: Consists of 2 x 2-bedroom units and 1 x 1-bedroom unit (can be easily converted into 2 bedroom) Fully rented with reliable tenants. Unit Features: Each unit has separately metered electrical panels.

Garburator central vacuum system Includes washer & dryer in each unit. Front and back doors for each unit. Parking: Parking spot in a double-long, paved driveway. Garage:

18'x26' detached garage, not currently assigned. Updates: 2011: Complete renovation of 2nd & 3rd floors, including kitchens, bathrooms, floors with refinished hardwood, some windows, 3rd-floor back deck, plumbing & electrical, mini-split heat pumps (2), natural gas fireplace, generator panel & house, surge protection. Basement unit updated with new flooring throughout and kitchen countertops. 2014: French drain, chimney repointing. 2015: New roof & gutters with leaf guard, eve & downspout, heat trace (ice melters). 2017: Backflow valve & sump pump. 2018: 2nd-floor master bedroom new mini-split heat pump (1).

2021: 2nd-floor new French doors on the

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dining room for versatility. 2022:  
Soundproofing between basement & 2nd-  
floor units, plumbing updates, and new  
lighting through the basement unit. Exterior:  
Landscaped exterior with a garden shed for  
storage. Stone-block BBQ patio.  
Occupancy: Tenant (id:24320)

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