

\$1,490,000 - 83 Birch Hill

Listing ID: M159730

\$1,490,000

4 Bedrooms, 4 Bathrooms, 4085 square feet
Single Family

83 Birch Hill, Ammon, New Brunswick,
E1G4R2

Privacy and tranquility await you at this well-renovated Birch Hill property including new windows and top-quality features throughout. As you enter, you'll discover a main floor office on one side and a charming sitting room that opens to chef's kitchen. The kitchen boasts resurfaced cabinets, quartz countertops, marble backsplash, gas stove, two ovens, and more. The dining room, featuring a marble tiled wood stove, flows into a living room with a vaulted cedar wood ceiling and abundant windows. The breathtaking family room, with numerous windows and a propane fireplace, features folding doors that lead to the outdoor living space and a 3-season room with an Arctic Spa hot tub. A 2-piece bath completes this floor. An open staircase leads to the upper level, where the master suite includes a walk-in closet and luxurious 5-piece ensuite bath. Three additional bedrooms share a 4-piece family bath with laundry facilities. The finished basement consists of a games room, an additional 2-piece bath, a theater room, two exercise rooms, and ample storage space. The backyard is perfect for entertaining, with an outdoor kitchen featuring granite countertops, ceramic tiles, and stainless steel cabinets. Additional features include

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new light fixtures, mini-splits, some new paint, a central vac, an alarm system, generator readiness, and detached double garage. The private, professionally landscaped yard includes a stone patio, fire pit, steel roof gazebo, and mature trees.
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