

# **\$725,000 - 50 Bertrand ST**

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## **Listing ID: M160236**

**\$725,000**

3 Bedrooms, 2 Bathrooms, 1918 square feet  
Single Family

50 Bertrand ST, Grand-Barachois, New  
Brunswick, E4P0J5

Welcome to 50 Bertrand, a stunning custom-built bungalow in the serene community of Grand-Barachois, just 20 minutes from Moncton. This exquisite 2011 R-2000 home is situated on a beautifully landscaped 1.75-acre corner lot in a peaceful, high-end subdivision. You'll be impressed by the double paved driveway, manicured flower beds, cultured stone accents, and Cape Cod wood siding. Inside, discover exceptional craftsmanship with 9 ft ceilings, gleaming hardwood floors, and elegant ceramic tiles. The kitchen features high-quality cupboards and top-of-the-line appliances. The living room, centered around a stone fireplace with an electric insert, is warm and inviting. This home offers three spacious bedrooms, including a master suite with a walk-in closet, custom shower, and stand-alone jet tub. A second full bathroom, a mud room, a laundry room, and a formal dining room complete the main level. The heated double car garage, equipped with a mini split heat pump, is perfect for your vehicles and toys. Additional features include an alarm system, central vacuum, generator electric panel, and a central heat pump providing both heating and air conditioning. The private backyard boasts a 14 by 16 patio, ideal for relaxing summer evenings, a 20 by 12 shed,

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and an extra 12 by 14 shed for all your storage needs. Plus, enjoy a right of way to the water, perfect for nature lovers. The basement is drywalled and ready for the new owners to finish to their liking.  
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Listing Office:Creativ Realty