

# \$295,000 - 11 British Settlement

---

## Listing ID: M160335

**\$295,000**

2 Bedrooms, 1 Bathrooms, 1190 square feet  
Single Family

11 British Settlement, British Settlement,  
New Brunswick, E4L2E8

Incredible property so close to town! Don't miss this updated 2 bedroom (plus den) bungalow on over an acre of land with a large barn! This home has had many upgrades and renovations including remodelled kitchen-dining area with new pantry, renovated main bedroom with large walk in closet and sitting area. New bathroom and kitchen plumbing, New hall way closet and entryway. Steel roof 2021. Finished den in basement. Large basement area that can easily be finished. Upgraded landscaping. Seller's have had a Home Energy grant done including Blown in insulation, insulated rim joice 2 inches, Basement insulated. Large barn on property with new front face vapour barrier. Partial roof on barn replaced. Drive through barn with many doors and lots of storage areas. Extra large well with good water! Beautiful property in a private setting with a river running behind the property in back. Two decks, large one in front and a side deck too. Some mature trees and new gardens with fire pit. This home has so much to offer with a fantastic location. Call or text for more information (id:24320)

# \$295,000 - 11 British Settlement

---

Listing Office:Royal LePage Atlantic