

\$649,900 - 32 Briar Rose DR

Listing ID: M160444

\$649,900

3 Bedrooms, 2 Bathrooms, 1621 square feet
Single Family

32 Briar Rose DR, Ammon, New
Brunswick, E1G0Y8

Priced to sell! Welcome to 32 Briar Rose Drive, this executive bungalow with modern finishes recently built in 2021 sits on 1 acre + of land that has been recently top soiled & seeded. This home is very spacious with over 3242 sqft of living space (including unfinished basement). This house features high end finishes on the exterior such as: Cultured stone siding, Vertical Board & batten siding (vinyl) & landscaping with flower beds, exterior potlights & lighting as well as a ring camera system. On the interior this home features: 48000btu ductless heat pump heating system, Tiled floors with both bathrooms having tiled showers & tile accent walls as well as quartz counter top vanities, soaker tubs, extra cabinetry, etc. The Kitchen has a nice modern two tone look with a quartz sink, pot filler, pantry, etc. High-end stainless steel appliance are included (36" fridge, stove, dishwasher, washer, dryer)! The master bedroom has a spacious walk-in closet with it's own ensuite bath. The Laundry Room has a counter top above the front load machines with additional cabinetry. The basement is huge and has potential to add minimum 2 more bedrooms and 2-3 more non-conforming bedrooms (no windows) as well as 1 additional bathroom

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or 2. The basement could also be made into an in-law suite with some re-arranging.

Don't hesitate to book your showing, you will love this layout! Call/email anytime!

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