

# \$625,000 - 71 Sandalwood DR

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## Listing ID: M161028

**\$625,000**

2 Bedrooms, 3 Bathrooms, 1575 square feet  
Single Family

71 Sandalwood DR, Moncton, New  
Brunswick, E1G1Z5

WELCOME TO 71 SANDALWOOD DR.  
IN BEAUTIFUL KINGSWOOD PARK!!

This one owner, custom built executive style bungalow offers quality craftsmanship throughout. The sprawling main level offers a semi open concept design, with a cozy living room with fireplace that opens to the beautiful sunroom that is sure to be your favourite room in the house! The large kitchen and dining space are perfect for entertaining and family gatherings. The den offers additional space that could easily be used as a 2nd main floor bedroom, or even an ideal home office space. The primary bedroom is situated at the back of the house, with a large walk-in closet and luxurious 5pc ensuite. The main level also offers a 2pc bathroom and a separate laundry area with storage. The lower level features a large family room that is perfect for a home theatre area. There are 2 large non-conforming bedrooms (windows are not egress) with closets and a 3pc bath. The basement is complete with a huge storage area and workshop, with direct access from the attached garage. This beautiful home is situated on a large corner lot, with mature trees and exquisite landscaping. CLIMATE CONTROLLED WITH DUCTED HEAT PUMP - KITCHEN WITH QUARTZ

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COUNTERTOPS - 4 YEAR OLD ROOF  
SHINGLES - HUGE CORNER LOT,  
BACKING ON TO CITY OWNED  
GREEN SPACE - OVER 2500 SQ FT OF  
FINISHED LIVING SPACE +  
ADDITIONAL STORAGE SPACE - 23 X  
28 ATTACHED GARAGE + STORAGE  
SHED - INTERLOCKING BRICK  
DRIVEWAY - CAN ACCOMMODATE  
QUICK CLOSING! (id:24320)

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Listing Office:Royal LePage Atlantic