

# \$1,399,900 - 30 Addison

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## Listing ID: M161177

**\$1,399,900**

5 Bedrooms, 5 Bathrooms, 2992 square feet  
Single Family

30 Addison, Lutes Mountain, New  
Brunswick, E1G0Z7

\*\*\* AMAZING CUSTOM BUILT 2  
STOREY // DREAM BACKYARD OASIS  
// ATTACHED & DETACHED GARAGES  
// GEOTHERMAL SYSTEM \*\*\* Welcome  
to 30 Addison, this stunning property,  
nestled on a treed 1.6 ACRE LOT, features  
all the bells and whistles a homebuyer could  
ever desire. Its vinyl, aluminum, stucco, and  
stone exterior impresses, while the  
CUSTOM FRONT STAIRS make for a  
grand entrance. The FENCED backyard is  
majestic with INGROUND  
SALTWATERPOOL, HOT TUB,  
PUTTING GREEN, SPRINKLER  
SYSTEM, and POOLHOUSE (in detached  
garage) with shiplap, propane heater, and  
2pc bath. Inside the luxury continues with  
living room highlighted by ACCENT  
WALL, COFFERED CEILING, and  
PROPANE FIREPLACE, playroom with  
toy closet and IN-FLOOR HEAT, nice  
dining area, kitchen equipped with  
QUARTZ COUNTERTOPS, PROPANE  
RANGE, and hidden WALK-IN PANTRY,  
sitting room featuring BUILT-IN,  
PLUMBED COFFEE MACHINE, and  
3-SEASON ROOM. A 2pc bath and storage  
room complete this floor. On one side of the  
2nd floor youll find the primary bedroom  
retreat, featuring TRAY CEILING, massive

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custom L-SHAPED WALK-IN CLOSET and lavish 5pc ensuite with CUSTOM SHOWER, SOAKER TUB, and DUAL VANITY. The other side boasts 3 bedrooms, beautiful 5pc bath and convenient laundry with wash sink. The basement features a cozy and stylish family room, 5th bedroom, 3pc bath, and mechanical room. Equipped with 2 GEOTHERMAL SYSTEMS for efficiency and comfort, SONOS, EV CHARGING, and HEATED attached/detached garages with epoxy floors. Come live the dream!  
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