

# BRUNSWICK

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BROKERS

**3 bedroom, 2.5 bathroom, Semi-Detached Home**

## FOR SALE

### 2(B) Murray Street

Grand Bay-Westfield | NB

MLS # NB065558

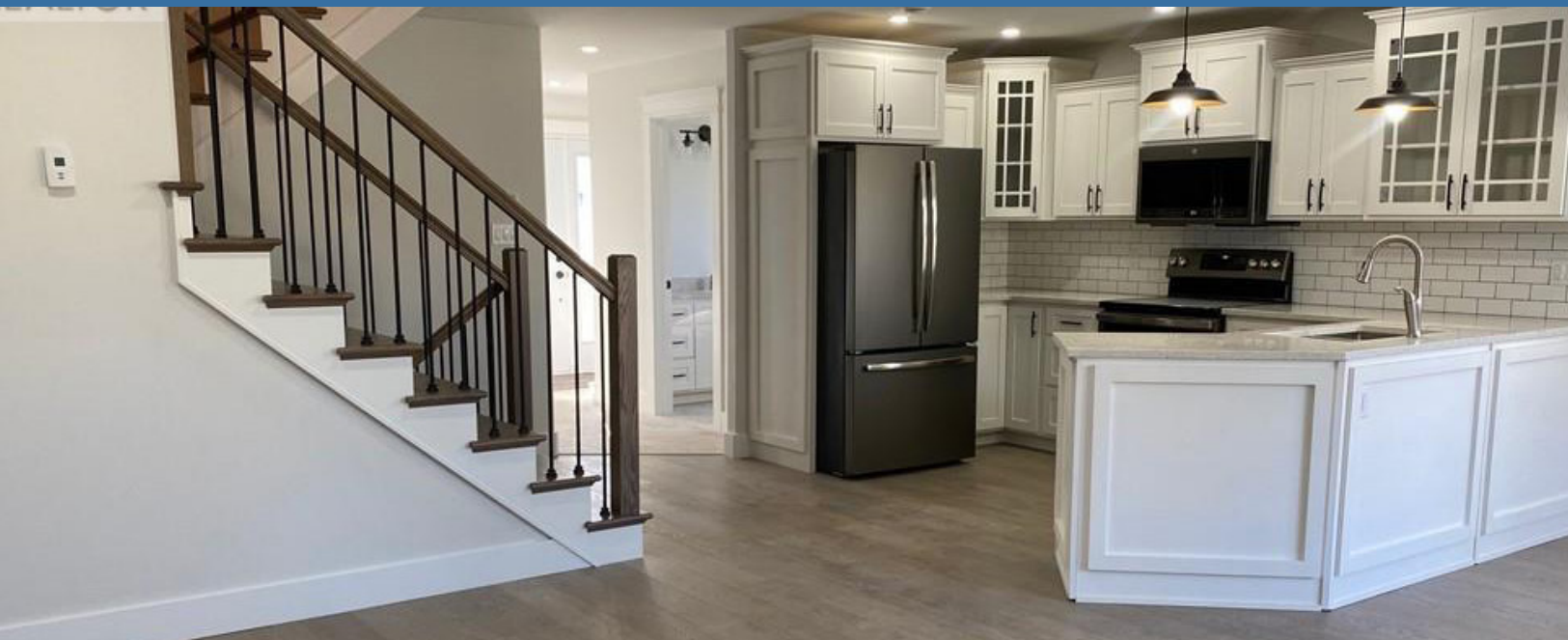
**Jessica O'Neill | Anne Moore**



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## Property Highlights

Listing Price  
**\$339,900**

Plenty of great space in this newly constructed, quality built, 3 bedroom, 2.5 bathroom, semi-detached home with single-car, insulated garage, covered front porch, back deck, and paved driveway, located in the heart of Grand Bay-Westfield a small township nestled along the picturesque St. John River and only 28 km from Saint John. This home provides a warm and modern lifestyle with spacious rooms offset by 9 foot ceilings, large windows, and tasteful engineered hardwood & ceramic flooring throughout the main and upper levels. The attractive open-concept living area includes a beautiful white, custom kitchen with granite countertops, white subway tile backsplash, double under-mount sink, and slate coloured GE Profile appliances, a designated dining area plus an inviting living space for entertaining or just relaxing.

Walk in off the back deck into a great coat/ mudroom area complete with storage and wash sink, handy for gardening or pet clean-up. The upper-level boasts three good-sized bedrooms, a family bathroom and a designated laundry room with storage and sink. The primary bedroom has great storage, a walk-in closet and is complete with a lovely ensuite, with double sinks, granite countertops and fiberglass shower unit. On the lower level, a finished family room provides bonus living space, as well as a designated storage/utility room. This property is well worth the look! All sizes to be confirmed by the purchaser. HST rebate goes back to the builder (23885365)



**ATTACHED  
GARAGE**



**3 BED  
2.5 BATH**



**BRAND NEW  
BUILD**



**OPEN  
CONCEPT**



**PAVED  
DRIVEWAY**

**BRUNSWICK**  
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12 Smythe St, Suite 104  
Saint John, NB  
E2L 5G5

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## Property Details

AVAILABLE  
IMMEDIATELY

<b>PROPERTY TYPE</b>	Single family
<b>BUILDING TYPE</b>	House
<b>TITLE</b>	Freehold
<b>LAND SIZE</b>	5350 sq ft
<b>YEAR BUILT</b>	2021
<b>ANNUAL PROPERTY TAXES</b>	TBD
<b>PARKING TYPE</b>	Insulated garage
<b>BEDROOMS</b>	3
<b>BATHROOMS</b>	2.5
<b>FLOORING</b>	Engineered hardwood, ceramic, laminate
<b>ABOVE GROUND SQ FOOTAGE</b>	1688 sq ft
<b>TOTAL FINISHED SPACE</b>	2285 sq ft

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# Room Specs

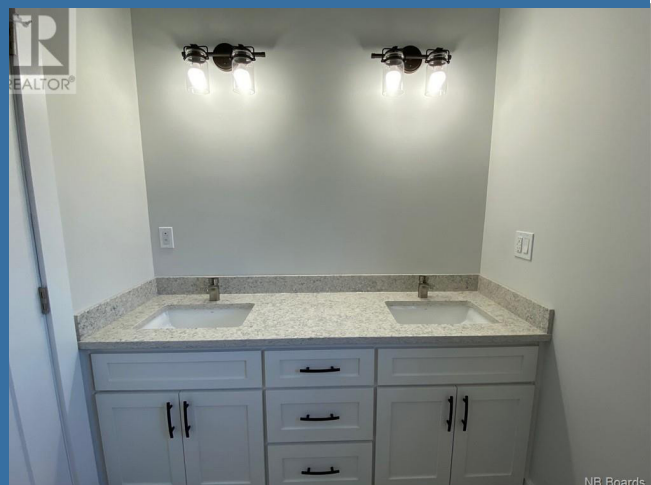
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<b>MAIN LEVEL</b>	<b>Bathroom</b>	2 piece
	<b>Mud room</b>	9 x 7.5
	<b>Dining room</b>	9 x 9.2
	<b>Great room</b>	16 x 12.6
	<b>Foyer</b>	7.6 x 5
<b>SECOND LEVEL</b>	<b>Bathroom</b>	4 piece
	<b>Laundry room</b>	7.4 x 6.6
	<b>Bedroom</b>	10 x 9
	<b>Bedroom</b>	12.6 x 11
	<b>Ensuite</b>	3 piece
	<b>Primary bedroom</b>	14 x 15
<b>LOWER LEVEL</b>	<b>Family room</b>	20 x 16
	<b>Utility room</b>	12 x 8



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