

# Gorgeous Home



## 115 Royal Oaks Blvd, Moncton, NB, E1H 2P7

Offered at \$769,900

MLS#NB143700-An exceptional custom-built bungalow offering quality craftsmanship, thoughtful upgrades, and luxurious one-level living in one of Moncton's most sought-after neighborhoods. From the moment you arrive, you'll appreciate the beautifully landscaped grounds, and the oversized insulated double attached garage, complete with hot & cold-water taps, a utility sink, & convenient stair access to the lower level. A unique third garage bay with an overhead rear door provides the perfect space for lawn equipment, recreational vehicles, or additional storage, & even includes a dedicated water line for a refrigerator or freezer. All three garage bays feature a recently completed premium epoxy floor finish. Designed for both relaxation and entertaining, the home boasts a stunning Sunspace three-season room with heated ceramic flooring, removable three-season windows, & custom privacy blinds. Step outside to the spacious maintenance-free composite deck, an ideal setting for summer barbecues or enjoying the peaceful backyard with a legal firepit. Inside, the bright open-concept layout showcases beautiful real wood finishes throughout, creating a warm & inviting atmosphere. The living room is highlighted by a cozy corner propane fireplace, while the gourmet kitchen is sure to impress with quartz countertops, soft-close cabinetry & drawers, & a large butcher block centre island perfect for meal preparation and gathering with family and friends. Additional conveniences include main floor laundry, generator hook-up and a central vacuum system with outlets throughout the home, including the garage. The generously sized bedrooms offer exceptional comfort. Primary room offers a 5pc ensuite with a soaker tub, double sink & a stand-up shower. Year-round comfort is provided by a high-efficiency heat pump & forced-air furnace system with integrated HVAC. A rare opportunity to own a truly outstanding property in the prestigious Royal Oaks community. Call Today to set up a private showing!

4 Bedrooms

3 Bathrooms

2,770 sqft

0.24 acres (lot size)

Built: 2015



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