

Immaculate Home



12 Modeste, Trois-Ruisseaux, NB, E4N 2X4

Offered at \$485,900

MLS#M114341- Charming, Elegant & Move-In Ready! Welcome to 12 Modeste, a beautifully maintained bungalow in the community of Trois Ruisseaux, NB. Enjoy deeded beach access, just a 2-min walk away and less than 5-min drive from Cap-Pel?, NB & no one can build behind. Lot extends past the fence. Built in 2005, this stunning home features 3 spacious bedrooms, a full bath with laundry, and a stylish granite vanity. The renovated kitchen (2024) boasts quartz countertops (2018) and a multi-pure filtration system for the sink. Dining room includes a bay window and access to the wraparound deck, while the large living room offers plenty of space. The partially finished lower level includes a cozy family room, a large non-conforming bedroom, a 4-piece bath, & an expansive storage room. Outdoor enthusiasts will love the fenced backyard, complete with an 11' x 14' gazebo. The 26' x 30' detached garage (2017) provides ample space, and behind the fence line, there?s a dedicated trailer hookup with power and a holding tank. Recent Updates: Roof shingles (2017), Water heater (2019), Septic cleaned (2024), Light fixtures & Hunter Douglas fan in the living room, Additional attic & garage insulation (2021), 1?-inch foam insulation on inside concrete walls, Generator hookup, Mini-split heat pumps (2016), cleaned (2024), Air exchanger cleaned (2024) with new ceiling caps, New thermostats (2023), New water softener & pressure tank (2024), Excalibur water treatment system (2016) & New ultra-light bulb (2025)

3 Bedrooms

2 Bathrooms

2,085 sqft

0.55 acre (lot size)

Built: 2005



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