

# \$259,900 - 49 Melba Street

## Listing ID: NB018276

**\$259,900**

3 Bedrooms, 2 Bathrooms, 1560  
Single Family

49 Melba Street, New Maryland, New  
Brunswick, E3C1C1

First time offered! Within this beautifully constructed home there lies an incredible feeling of warmth, an impeccable maintenance & an evident owners pride; all while being located in family-centric & sought-after New Maryland. Thoughtfully designed & custom built, you'll be sold on the beauty & benefits offered. Accessible home built to suit a buyer's needs for years to come; on-grade entry with spacious wide foyer & hallways, 36" solid wood doors, master bath w/ barrier-free shower access, lowered wet kitchen island for ease of food prep, **HEATED DRIVEWAY & WALKWAY** for worry-free access & more! Open concept kitchen & dining room with direct access from the garage, living room and the 3-season screened-in (bug-free!) room. Fantastic storage spaces from the integrated laundry, huge walk-in storage closet, thoughtful kitchen pantry design & **BONUS**, a 37' heated storage/utility room attic! Electric radiant "in ceiling" heat offers consistent warmth & makes furniture placement a breeze w/ no baseboards or floor ducts. Central A/C, "Insul-Wall" tufoam insulation, outside vented kitchen rangehood, central vac, photo-electric automated surround lighting & even an electric thermal-storage system. Looking for



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more? Oversized garage, concrete driveway, full width covered veranda, all nestled on a gorgeous lot backing onto mature trees. Within walking distance to NMES, just a 4 min drive from Ftons uptown & a skip to the hwy. You couldn't build this in this location for this price! (id:15452)

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