

# \$259,900 - 5 Augusta Close

## Listing ID: NB018429

**\$259,900**

2 Bedrooms, 2 Bathrooms, 1343  
Single Family

5 Augusta Close, Fredericton, New  
Brunswick, E5B0M7

Put away your lawnmower & shovel for good! Nestled on a quiet crescent in sought-after Morning Gate subdivision, this one-owner semi-detached Garden Home offers single level living w/ 2 oversized bdrms, 2 full baths, main floor laundry & an incredible unfinished basement w/ egress windows & plumbed for future development. Upgraded w/ central Air Conditioning and the home chef will LOVE the natural gas range (still works without power!) & BBQ line. Private layout w/ guest bdrm & bath situated at the front of the house, while the gorgeous owner's suite w/ walk-in closet & spa bath w/ heated floors, soaker tub & seated shower are all situated at the back. Kitchen has warm cabinetry w/ under counter lighting, built-in range hood, Corian-edged counters & under-mounted granite sink, and is open to full-sized dining rm overlooking the backyard. Laundry/mudrm off the garage is well positioned & keeps the clutter out of sight. Incredible pride of ownership; this home is flooded with natural light, feels brand new & is offered turn-key w/ all appliances (plus central vac!) incl. PLUS, for \$95 + HST monthly, you'll never have to worry about your snow removal or lawn care again. Think a Garden Home isn't for you? This



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brilliant design has the shared wall positioned b/w the garages & laundry areas. You'd never know you're in a semi-detached home! Mins to Fredericton's uptown or down, surrounded by luxury homes & mature neighbours; similar homes being constructed today are well over 300k.  
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