

# \$798,000 - 87 Stillwater Crescent

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## Listing ID: NB045891

**\$798,000**

4 Bedrooms, 4 Bathrooms, 2507

Single Family

87 Stillwater Crescent, Fredericton, New Brunswick, E3B7R9

Dream home alert! Surrounded by stunning luxury homes w/ underground utilities, a water view, all in the heart of the City of Fredericton just 5 kms from downtown. Custom designed, this forever home was built for the owner w/ no expense spared. Layout was chosen to maximize the natural sunlight & passive sun. The split level staircase is framed perpendicularly to the front entry, which gives guests a spacious & functional first impression while keeping clutter out of sight. Executive Five Star kitchen w/ incredible entertainer's island, open to the dining room w/corner windows & river view. 9 foot ceilings are soaring in this modern & minimalist design. Living room faces the backyard, & huge mudroom entry located off the garage. 3 bdrms up incl gorgeous owner's suite w/ spa bath. Walk-out bsmnt is completely above grade with direct access to the yard, which offers a large buffer space away from the road. 4th bdrm w/ 3rd full bath is ideal for guests, and a gorgeous rec room for the busy family. Finished storage room & even a luggage room under the stairs. With ~30 kids on this street alone, you'll join a community that embraces you like family. Kids walk to sought-after Garden Creek Elem, & the 88kms of walking trails are directly

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accessed. Embracing the landscape of its upscale surroundings, this home is a welcomed break from the cookie-cutter. Functional, thoughtful, modern design that feels right at home& so will you! 8 year Home Warranty & equal billing approx \$300/mth! (id:15452)

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Listing Office:Gardiner Realty Royal LePage Fredericton.