

\$359,900 - 7 Synton

Listing ID: M154046

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3 Bedrooms, 1 Bathrooms, 1372 square feet
Single Family

7 Synton, Colpitts Settlement, New
Brunswick, E4J2X7

Welcome to 7 Synton Lane. Sitting on approx. 3 acres of land, this completely renovated, climate-controlled, 3-bedroom bungalow lies nestled in the heart of Colpitts Settlement & is conveniently located near local ATV and snowmobile trails. The property is a mix of wooded and cleared land perfect for a hobby farm, gardening, or setting up your own homestead. The home's main floor features a large sunroom, an updated modern eat-in kitchen with ample cupboard space and stylish modern backsplash, a large and inviting living room, 3 good-sized bedrooms, and a well-appointed 4pc bath. The lower level features another bedroom (non-conforming), a large family room with a Wett-certified wood stove, a separate laundry area, and a large 10x26 storage room. The exterior of the property has been well maintained and features a large deck accessing the sunroom, a double detached, wired garage, a dog run, a separate storage shed, and a fenced-in garden area, and the current owners have planted fruit trees throughout the property and maintained the wooded areas to ensure proper growth. Recent renovations/updates include: New roof and vents (2022), new centralized heat pump (2022), new duct work throughout

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(2022), new flooring upstairs (2018), spray foamed basement and box sills (2022), new windows in basement (2022), and a Wett certified chimney insert wood stove hookup (2018). If you're looking for an amazing home with privacy and lots of land, you owe it to yourself to view this property.
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