



## Cocagne New Brunswick

\$1,200,000

Welcome to 132 Cocagne South, where a new lifestyle awaits the lucky new owners! Nestled along the serene Cocagne River, this charming bungalow is packed with delightful features. It boasts three spacious bedrooms and a full bath, complemented by an inviting open-concept kitchen and dining area with a cozy breakfast nook perfect for morning coffee. Step just a few feet away, and you'll find yourself in a spectacular oversized sunroom, complete with a lap pool and expansive glass windows that frame breathtaking views of the river. If you venture outside, you'll discover a stunning 150-foot wharf, ideal for boating adventures with your speedboat or jet ski. The river offers convenient access to the beautiful Baie. The backyard is designed for summer enjoyment, offering ample space to gather with friends and family while soaking in the beauty of riverside living. Additionally, this property features an attached garage equipped with a convenient stand-up tanning unit. Don't miss the charming side cottage, a perfect retreat for guests. On the other side, you'll find a spacious double garage that boasts a fully equipped gym upstairs, complete with heating from a ductless mini-split heat pump and full insulation. This incredible property is truly a must-see for anyone looking to embrace a lifestyle of relaxation and fun with loved ones. You're sure to fall in love with everything this home has to offer! (id:6769)

Sunroom 21' x 19'

3pc Bathroom 6'6" x 8'

Dining nook 4' x 8'

Kitchen/Dining room 26' x 21'6"

Bedroom 11' x 10'

Bedroom 11' x 11'

Other 5' x 6'6"

2pc Ensuite bath X

Bedroom 21'6" x 11'

Listing Presented By:



Originally Listed by:

RE/MAX Quality Real Estate Inc.

<http://richardpellerinhomeforsale.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto:lorneayers@royallepage.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.