



## Salmon River Rd New Brunswick

\$350,000

Welcome to your dream homestead in Salmon River! This exceptional 24 acre property offers a unique blend of natural beauty, modern upgrades, and ample opportunities for self-sustainability. With its sprawling pasture, large barn and outbuildings, chicken and rabbit coops, picturesque trails, and a peaceful stream, makes this the perfect retreat for those seeking a harmonious blend of country living and recreational enjoyment. The exterior of the home has been tastefully freshened up with new paint on the wooden board and batten siding and a new black metal roof. Stepping into the home, theres a generous sized foyer and large eat in kitchen, both with cozy wood stoves. The kitchen features a ductless mini split and is the heart of the home, centrally located between the bathroom, laundry, living room, front and rear porches and 3 bedrooms. Just outside the home is the attached carport, a large woodshed and an exterior storage building. A large 52'x32' has started to be constructed, and all the material is there to finish the exterior. The 44'x40' barn/workshop building has tons of space and uses, sure to be a great asset for your needs. Behind the barn, is a chicken coop, pasture, hay barn/cow shelter, and green house. The perfect homestead. Under 15 minutes to village amenities in Chipman, or an hour to the city of Fredericton. (id:6769)

Sunroom 10'0" x 6'0"

Other 12'3" x 15'5"

Primary Bedroom 10'6" x 15'5"

Bedroom 10'6" x 9'4"

Bedroom 8'0" x 12'4"

Family room 9'6" x 11'3"

Laundry room 9'6" x 8'7"

Bath (# pieces 1-6) 9'2" x 8'7"

Kitchen 17'2" x 19'3"

Mud room 19'4" x 8'7"

Listing Presented By:



Originally Listed by:  
Royal LePage Atlantic



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