



New Brunswick Real Estate Board

Saint-Paul New Brunswick

\$449,900

Stunning waterfront bungalow on 52 acres! This 3+1 bedroom home has had only one owner since being built in the 1980s! Built on 52.4 acres of land, with over 38 acres of field / pasture, 14 acres of forest, and over 600 meters of river frontage on the Buctouche River! Gorgeous, bright and sunny eat-in kitchen with plenty of counter space, and views of the farm fields from both windows. Inviting foyer opens to an attached living room with a large picture window. Three large bedrooms with plenty of closet space! Laundry is located in the main level bathroom. Pride in ownership throughout: immaculately maintained hardwood flooring, a 3 year old roof, double pane vinyl windows (2009), two mini-splits, and more! In the basement, a fourth (non-conforming) bedroom awaits, currently being used for storage. A very large rec room/family room with a built in bar leaves lots of room for play! A huge utility room has wood storage, as well as a wood stove to provide extra heat on cold winter days. Outside, farm fields surround the house, and because of the gentle slope of the land, there is a beautiful view of Saint Paul, including Saint Paul Catholic Church, and the Saint Paul Fire Department. Just minutes from Centennial Park, SPFD, Hilltop Variety Store, and the church. Tons of opportunity, including a concrete slab where the barn used to stand, and a gorgeous riverfront where you can listen to the water and watch passing canoes. Almost 90m of road frontage leaves potential to subdivide in the future. Come and be the next chapter in the history of this lovely family home... (id:6769)

Bedroom 9'10" x 13'6"

Recreation room 20'10" x 25'9"

Utility room 19'0" x 17'10"

Foyer 4'3" x 6'8"

3pc Bathroom 10'5" x 6'7"

Bedroom 12'9" x 12'5"

Bedroom 10'5" x 12'2"

Bedroom 12'10" x 9'7"

Kitchen/Dining room 14'0" x 15'10"

Living room 13'1" x 16'5"

Foyer 13'8" x 3'6"

Listing Presented By:



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RE/MAX Quality Real Estate Inc.



Royal

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