



\*approximate property lines

## Saint-Paul New Brunswick

\$24,900

Off-grid 4.5 acre wooded lot for sale! Freshly subdivided and surveyed and the survey will be given to the new buyer! It has 58.861 meters of frontage on Village des Cormier Road. The road is plowed in this location, but there is no electricity. Any structure on the property would have to be off grid. Tons of privacy, no homes are located nearby. Animals frequently roam the land: scat from bears, moose, deer, and more are often found here. A great variety of trees! Less than 10 minutes to Hilltop Variety Store for hot food, groceries, and gas. Less than 10 minutes drive from the Saint Paul Fire Department. Under 40 minutes to Moncton or to sandy beaches. Great for an off-grid home, a camp, or a woodsy cabin. Zoning is DR - Resource Development. Many homes have been built on the street with this zoning, buyers to call Kent Regional Service Commission to confirm that they can build a home. The lot has not been appraised for taxes yet, so the taxes are unknown as of yet. Previous taxes from when the land was 9 acres were \$266. Vendor is a licensed real estate salesperson in the Province of New Brunswick. There are currently pins in place and clearly marked from when it was surveyed. (id:6769)

Listing Presented By:



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