



New Brunswick Real Estate Board

## Barachois New Brunswick

\$1,199,000

Welcome to 31 Clearview Road, nestled alongside the picturesque Aboujagane River . This charming log house boasts an abundance of natural sunlight that fills the living room and second floor. The spacious kitchen and living room feature soaring 20-foot ceilings and a stunning wood fireplace, creating a warm and inviting atmosphere. The primary bedroom, located on the main floor, offers a generous walk-in closet and an adjoining Jack-and-Jill bathroom. The upper level boasts a spacious bonus room with stunning views of the river, two generously sized bedrooms, and a three-piece bathroom. This layout is perfect for entertaining guests or enjoying a quiet retreat with picturesque scenery . Additionally, there are two generously sized bedrooms, perfect for family or guests, along with a well-appointed three-piece bathroom for convenience. This layout combines comfort and functionality, creating an inviting atmosphere. Lets not forget the hot tub off the main floor patio! The lower level has a great size Family room and also the garage is used as a walk-out to the backyard to fully enjoy summer BBQ season and has lovely views that comes with living on the river! Also the lower level has a laundry room , 3 pcs bath and plenty of storage. The family room has a pool table TV and will be great for family and friends. Now this is living on the river will look like . (id:6769)

3pc Bathroom 8'5" x 8'11"

Bedroom 13'7" x 13'7"

Bedroom 13'7" x 13'5"

Bonus Room 11'4" x 13'8"

Storage X

Storage 9'9" x 7'5"

Laundry room 10'7" x 13'1"

Storage 9'10" x 5'11"

3pc Bathroom 9'10" x 5'4"

Recreation room 32' x 25'11"

3pc Bathroom 9'1" x 13'6"

Primary Bedroom 14'1" x 13'

Living room 22'3" x 17'9"

Dining room 11'2" x 9'7"

Kitchen 17'5" x 9'2"

Foyer 11'5" x 13'9"

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