



## Saint-Thomas-de-Kent New Brunswick

\$485,000

OPEN HOUSE SATURDAY JULY 5TH 2 PM TO 4 PM-ABOVE GRADE SQFTG 1143 PLUS BELOW GRADE SQFTG 170=TOTAL SQFTG 1313-WATERFRONT WITH BEAUTIFUL OCEAN SUNRISES! BREATHTAKING VIEWS OF BOUCTOUCHE BAY HARBOUR! WARM SUMMERY WATER TO ENJOY A MID AFTERNOON DIP! OCEAN LOVERS YOU GOTTA CHECK THIS PROPERTY OUT! Situated on the south east coast of NB, with protection offered by the Dunes to help minimize ocean currents & with the Bay freezing in the winter for further protection of the shoreline this 3 bedroom 1.5 bath 3 level home is the ideal ocean spot to either live in, own as a summer residence or rent out as an Air B & B. Stunning in beauty features include-Main Level-screened in porch area which can be easily converted into a 3 season room with plexiglass. An open concept kitchen/living room or kitchen/dining room area. The kitchen features quartz countertops, center island, & plenty of cabinetry. The living room-Mini Split Heat Pump (Heat/A/C), Main Floor primary bedroom, newly renovated 3 pc bath with walk in shower & laundry area (2024 & 2025) A 32 x 10 oceanside deck (2025)-can enjoy the most spectacular water views/ideal for barbecuing all summer long! 2nd level-enjoy the most amazing family room area with specially designed and engineered floor to ceiling windows for enhancement of ocean view and additional light! The lower level consists of 2 additional bedrooms. The attached garage features a half bath. Dont miss out on this incredible waterfront home and east coast lifestyle! (id:6769)

Family room 25'7" x 13'11"

Bedroom X

Bedroom 13'7" x 8'8"

3pc Bathroom 11'1" x 8'3"

Primary Bedroom 14'2" x 11'7"

Living room 19'11" x 11'4"

Kitchen 11'2" x 11'7"

Enclosed porch 15'9" x 8'6"

Listing Presented By:



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