



New Brunswick Real Estate Board

# Lower Newcastle New Brunswick

\$449,000

Welcome to 485 route 11, a four bedroom, two bathroom meticulously maintained century home on 8 acres, with a working barn! Entering the property, pass a fenced front yard - perfect for pups or small children. Decks on both the front and the back of the home offer a nice sitting area to enjoy a morning coffee while listening to birds singing or entertaining friends and family. Grape vines have been planted along side the back deck lattice to create a peaceful private space. The driveway is circular for easy access to all structures; surrounding the driveway are many raised garden beds, a shed, and a massive working barn with a garage built into it. The barn offers a great space for livestock with a chicken coop in the back corner, making an easy access to clean and collect your farm fresh eggs, as well as an attached outdoor run and fenced area. The rear of the barn leads to a 3.3 acre fenced-in pasture, previously used for goats and sheep. A small brook meanders into the north west corner of the property, and many wild blueberries & blackberries grow. There's a 12x16 shed as well as an old ice fishing hut, used as a tool shed. The home is bright and spacious, with an entry from the front and a mud room on the side. A large, newer kitchen with a fridge (24) stove (22) and dishwasher (22) also has a breakfast nook, used as a food prep area. A large living room connects to a gorgeous dining room with a wood stove in it, and a laundry room/bathroom also graces the main floor. The house also offers great room on the main level, currently used as an established dog grooming shop, but the room was previously used as a large main-floor fourth bedroom (possibly B&B space!) or a family room. Upstairs, three bedrooms and a full bathroom complete the home. The house boasts plenty of storage for harvest and a self-sufficient lifestyle, including a full-height concrete basement...

3pc Bathroom 8'2" x 5'3"

Bedroom 8'7" x 10'2"

Bedroom 8'7" x 10'6"

Storage 10'1" x 4'7"

Bedroom 11'6" x 11'6"

Utility room 2'7" x 2'6"

5pc Bathroom 8'9" x 7'11"

Bedroom 13'10" x 15'9"

Living room 15'7" x 16'7"

Dining room 13'7" x 10'6"

Dining nook 11'5" x 10'8"

Kitchen 13'10" x 10'8"

Listing Presented By:



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Royal

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