



## Loon Bay New Brunswick

\$124,900

Escape to nature with this charming 2-bedroom off-grid cottage nestled on the scenic St. Croix River. Offering river frontage and access, this peaceful retreat is perfect for those looking to unplug and unwind while enjoying the best of New Brunswicks wilderness. Whether youre an avid hunter, angler, ATV rider, or snowmobiler, this property is ideally located in a prime recreational area with endless outdoor adventures right at your doorstep. Explore the trails, fish from your own shoreline, or simply relax in your fully enclosed porch. View the beautiful St. Croix from the balcony every morning located off the Primary bedroom and then just a quick walk down your very own private path to the rivers edge which offers great swimming as well. Cottage is roughly 500 feet up from the shoreline away from any flood risk. Inside, the cozy cottage features an open-concept living area, propane appliances, wood stove heat, and comfortable sleeping space for family or guests. With generator-ready, this off-grid setup gives you the freedom to enjoy self-sufficient living without sacrificing comfort. A rare opportunity to own a piece of paradiseperfect as a seasonal getaway, hunting camp, or rustic riverside retreat. Dont miss your chance to make this your outdoor escape. Property features a 10' x 10' bath house equipped with a full shower and hot water on demand and a 6'x 8' storage shed. Larger water tanks at the rear of the cottage giving you water for the whole season. (id:6769)

Foyer 10'6" x 5'4"

Other 11'8" x 4'9"

Bedroom 17'7" x 9'5"

Primary Bedroom 17'7" x 9'7"

Enclosed porch 24' x 5'

Storage 2'6" x 7'8"

Great room 19'5" x 23'5"

Listing Presented By:



Originally Listed by:

RE/MAX Quality Real Estate Inc.



Royal

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