



## Trois Ruisseaux New Brunswick

# \$344,900

New Brunswick Real Estate Board



Welcome to 16 Cyril Lane in Trois-Ruisseaux, steps from one of the most spectacular sandy beaches along the Northumberland Strait. This 3-bedroom bungalow, with an attached double garage, is perfectly located on a quiet private paved lane with deeded access to the shore. The home has a spacious layout entering through a large foyer with sliding doors leading to a covered deck. The modern eat-in kitchen offers plenty of cabinet space and flows seamlessly into the bright living room. All three bedrooms are generous in size and offer good closet space. The main area features a cozy wood burning stove and the entire home is equipped with efficient in-floor radiant heat for year-round comfort. Whether you're looking for a full-time residence, a seasonal getaway, or an investment, this property has it all. Previously operating as a successful Airbnb, it offers strong potential for rental income. Call or text for more info or to schedule a private visit. \*\* Property taxes are currently based on being non-owner occupied. (id:6769)

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