



## Notre-Dame New Brunswick

**\$559,900**

(New Brunswick Real Estate Board)



BUNGALOW WITH POTENTIAL WALK OUT BASEMENT!! This 3 bedrooms, 2 full bathrooms, climate control by forced air heat pump, built in 2020 is located in Notre Dame NB backing the Cocagne River. (Just about 20-25 minutes from Costco) THIS BEAUTIFULL WATERFRONT offers WATERVIEW from main level to the basement and has the walking trail in back to access the water ( Nice place to put camp fire, gazebo etc). EXTRA PIDS are included in price with OVER 6.5 ACRES OF LAND. From front door, a nice size entry with closet will lead you in the living room with cathedral ceiling and a patio door to the back deck. Open stair case to the basement divides the kitchen and dining room from the living room. Nice size kitchen with an island, double pantry and stainless appliances. Enjoy your meals while viewing the beautiful scenery from the dining room table and also from dining room access to small deck to put your BBQ. Pocket sliding door creates privacy from the living room to the 3 bedrooms and full bathroom. Primary bedroom has 4 pieces ensuite and walking closet. Lower level has lots of possibility with big windows for natural sun light for future family room. bathroom plumbing is rough in and you have enough space to create two more bedrooms or hobby rooms. One window could be changed to patio door it was framed to accommodate and can convert to walk out basement. Full ducted heat pu...



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