



## MacDougall Settlement New Brunswick

# \$299,900

New Brunswick Real Estate Board



PRIVACY / FRUIT TREES / ONE-LEVEL LIVING / NEAR ATV TRAILS. Welcome to 749 MacDougall Road, just off Shediac River Road. This unique one-level home is ideal for buyers seeking privacy and a self-sufficient lifestyle. Set on a 1.26-acre parcel surrounded by mature trees, the property offers exceptional seclusion along with established fruit-bearing landscaping and room to expand. Inside, a spacious foyer welcomes you and flows into a wet bar area, leading to an open-concept living room, kitchen, and dining space with access to the private backyard. The layout features high ceilings, oversized living areas, two comfortable bedrooms, a half bath, a 3-piece bathroom, and a versatile open office space. Outdoors, the property is set up for gardening and enjoyment with deer fencing, a variety of fruit trees and bushes (seller reports 10 cherry bushes, 6 blueberry bushes, 6 aronia bushes, 4 black currant bushes, 1 plum tree, 3 apple trees, 1 self-pollinating peach tree, 2 hazelnut trees, an everbearing strawberry bed, and wild blueberries), along with a garden area, storage shed, gazebo, and a simple above-ground rubber-style pool for seasonal use. The lot offers ample space to build your dream garage or additional structures. Located near ATV trails and just minutes from Shediac River Road, this property blends privacy, lifestyle, and future potential. Contact your REALTOR(R) to ar...



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