



Greater Montreal REALTORS® du Grand Montréal

# 16 Gould Beach Road Shediac New Brunswick

\$599,000

Zoned General Commercial this 1.4 ACRE LOT Offers up POSSIBILITIES~ LOBSTER CAPITAL of the WORLD with an EASY FIX for a 2 BED INCOME UPSTAIRS(add a Door @ the TOP OF the steps & tap into the 2nd Floor Bathroom to set up a Kitchen Area in the HUGE FAMILY ROOM with the Water/Plumbing Hookup VERY ACCESSIBLE)+BONUS DECK~ Basement ACCESS VIA the GARAGES EXT. DOORS that run in from the stairs access~ Circular Driveway sets the HOME BACK on this QUIET LOT~ \*Storage BARN 12' x 20' with a DECK \*Nicely Landscaped with Trees & Flowers \*BACK YARD is completely FENCED IN for the KIDS or the PETS ~\*16' x 15' ft. Deck & a Gazebo off the Main Floor Dining Area \*HUGE DECK off the Big FAMILY ROOM upstairs with access to the back yard & MAN WHAT A VIEW \*Green Belt owned by the Provincial Park, just Pure Green Grass & a very quiet setting to enjoy a day in the Sun upstairs or under the Gazebo on the Main Level \*Basement is pretty much DRYWALLED & INSULATED, HAS AN L-SHAPED ROOM, A SECOND GOOD SIZED ROOM, Furnace Room & with some CREATIVITY to meet your needs i.e. additional Bedrooms/Living Space etc. ~PAST 3 YRS. ADDITIONS-\*STAINLESS STEEL APPLIANCES in the KITCHEN/A 4-TON DUCTED KERR HEAT PUMP& Attachments for CLEAN AIR POLLUTION & BACTERIA CLEANER 1yr./ MITSUBISHI HEAT PUMP in the LIVING ROOM 3 yrs. /VENETIAN BLINDS+FANS+3 TOILETS+LIGHT FIXTURES+SINK & TAPS + Front STORM DOOR+PAINTED THROUGHOUT~ Just 30 TELEPHONE POLES away from the parking lot to PARLEE BEACH, SAND & SWIMMING. PID 70164322 (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Quality Real Estate Inc.



Royal

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Bedroom Measurements not available

Living room Measurements not available

Bedroom Measurements not available

Dining room Measurements not available

4pc Bathroom Measurements not available

Kitchen Measurements not available

Great room Measurements not available

2pc Bathroom Measurements not available

Furnace Measurements not available

Laundry room Measurements not available

Storage Measurements not available

Bedroom Measurements not available

Additional REALTOR/REALTORS® and the REALTOR/REALTORS®

5pc Ensuite bath Measurements not available

Foyer Measurements not available

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