



## Cap Lumiere New Brunswick

\$549,000

WATERFRONT / INVESTMENT OPPORTUNITY / TURNKEY AIRBNB / DEVELOPMENT POTENTIAL. Welcome to Cap-Lumiere! This unique waterfront property offers approximately 200 feet of frontage along the warm waters of the Northumberland Strait and sits on approximately 0.94 acres with extensive upgrades and endless possibilities. Currently operating as a successful Airbnb retreat, the property includes a charming cabin along with an impressive list of additional structures and amenities designed for relaxation, entertaining, and future potential. The grounds feature a pergola-style deck with hot tub on concrete slab, a fully enclosed glass hut perfect for enjoying rainy or sunny days, an open gazebo measuring approximately 16 x 12, an enclosed gazebo approximately 9.5 x 9.5, baby barn, mechanical shed, exterior toilet building, and a waterfront sitting platform measuring approximately 12 x 8 with partial roof coverage. A dairy barn measuring approximately 10 x 10 adds significant storage, workshop, or future conversion potential. The property has seen major exterior improvements including an extensive breakwater installation and substantial crushed stone work throughout the lot. With no known zoning restrictions according to the sellers understanding of discussions with the local planning authority, this property may offer incredible flexibility for future use, subject to buyer verification and septic capacity. Potential buyers may wish to explore campground, trailer, tourism, or additional accommodation opportunities. Located along the scenic Acadian Coast just minutes from beaches, marinas, seafood restaurants, and all amenities, this is a rare opportunity to acquire a versatile waterfront property with income potential and room to grow. (id:6769)

Loft 11'3" x 7'0"

3pc Bathroom 5'3" x 6'3"

Kitchen 12'0" x 11'0"

Living room 12'0" x 11'7"

Listing Presented By:



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



Royal

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