



New Brunswick Real Estate Board

Miramichi New Brunswick

\$529,900

Stunning Waterfront Retreat with Income Potential in Prime Fishing Paradise Welcome to your dream property, perfectly positioned in the heart of the worlds best striped bass fishing area! This remarkable 2-bedroom, 2-bath home, complete with an office or den, offers not only a cozy living space but also an unparalleled lifestyle for fishing enthusiasts. Imagine stepping out onto your front lawn and casting a line, where thousands of striped bass are caught every spring and fall right off the shore. With guaranteed catches ranging from 3 to 20 pounds, your fishing adventures are just a few steps away. The property features a river channel deep enough to accommodate 30 ft boats, providing seamless access to the water and all the excitement it has to offer. In addition to the main residence, this property boasts a full garage and a spacious 2-bedroom, 1-bath apartment situated above. This additional living space is perfect for guests or can be utilized as an Airbnb, generating potential income of \$300 per night, plus a cleaning surcharge during the bustling fishing seasons. Dont miss out on this unique opportunity to own a slice of paradise with exceptional fishing at your doorstep and a fantastic income-generating potential. Whether youre seeking a family home, a vacation retreat, or an investment opportunity, this property checks all the boxes! **BOAT LAUNCH & DOCKS SEEN IN LISTING NOT INCLUDED! * NEW PROPERTY LINES BEING REGISTERED PER SNB BEFORE CLOSING!** (id:6769)

3pc Bathroom 12' x 8'

Other 8' x 6'

Primary Bedroom 32' x 13'

Bedroom 13' x 12'

Family room 21' x 16'7"

Office 8'8" x 8'5"

3pc Bathroom 16' x 8'8"

Kitchen 14' x 11'

Living room/Dining room 31' x 26'

Mud room 12' x 9'1"

Listing Presented By:



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



Royal

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