



Greater Kelowna REALTORS® of Grand Manan

# 5668 Route 15 Shemogue New Brunswick

\$369,000

Discover your next investment treasure! This unique estate offers three independent living units with potential for a fourth, making it an ideal setting for multigenerational families or savvy investors. Minutes from the sandy beaches, with over an acre of land to cultivate your own gardens or raise chickens for a sustainable lifestyle. The main home boasts four spacious bedrooms and a bathroom, all well maintained. A vast kitchen and living room provide the perfect backdrop for family gatherings. Additionally, a one-bedroom plus den apartment on the main level features a private entrance and water views over the grapevines. Upstairs, a separate one-bedroom apartment is accessible via its own staircase, offering privacy and convenience. For families looking to blend spaces, access between both rental units can be integrated to suit your needs. The exterior offers chicken coop, gardens, and an array of fruit-bearing plants including grapevines, blackberries, strawberries, Goji berries, haskap, cherry trees, and crab apple trees. Recent updates include a durable steel roof in 2022, a new chimney in 2023, and two mini-split heat pumps in the rental suites, enhancing comfort and efficiency. The rental apartments are set to generate \$1100 per month starting Aug 1st, presenting a lucrative opportunity for generating income. This property offers the perfect blend of serene country living with the benefit of rental income, all without sacrificing space or comfort. (id:6769)

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|---|---|
| Kitchen Measurements not available      | Mud room 11x8                           |
| Living room Measurements not available  | Bedroom 11x7                            |
| Bedroom Measurements not available      | 4pc Bathroom Measurements not available |
| 3pc Bathroom Measurements not available | Kitchen 16x7.5                          |
| Attic (finished) 20x39                  | Living room 16x9                        |
| Kitchen 20x20                           | Bedroom 12x10                           |
| Living room 12x17                       | Den 10x7.5                              |
| Bedroom 11x11.5                         | 3pc Bathroom Measurements not available |

Listing Presented By:



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RE/MAX Quality Real Estate Inc.

<https://philalbert.ca/>



Royal

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