



New Brunswick Real Estate Board

Bouctouche New Brunswick

\$529,900

WATERFRONT LIVING in this Bouctouche DREAM HOME comes with a completed Rockwall & the property offers up Picturesque Water Front Views from the FIRE PIT/ L-SHAPED DECK/ SCREENED IN GAZEBO/ LIVING ROOM, or even the KITCHEN TABLE. This was originally built as a LOG HOME, offering up CATHEDRAL CEILINGS & it's complimented with a FLOOR-to-CEILING STONE WOOD FIREPLACE to enjoy some heat on those COLD DAYS of Winter. Somewhere along the way the EXTERIOR got covered with Vinyl Shingle Cedar Style Siding, but the original is evident in the ATTACHED GARAGE~ OWNER has used it for a RENTAL for the most part & it could perhaps come fully furnished. NEWEST UPGRADE is the PROPANE HOT AIR HEATING SYSTEM, reducing the Heating Costs. TRANQUIL WATER VIEWS & it's located almost across the street from LE PAYS DE LA SAGUINE- DOWNTOWN BOUCTOUCHE is 5 minutes away, which offers the J.K. IRVING MULTIPURPOSE CENTER/a 2nd HOCKEY RINK- the BOUCTOUCHE FORUM/ FARMERS MARKET/ BOATING MARINA/ COFFEE SHOPS/ DRUG STORES/ FRESH FISH & SEAFOOD RESTAURANTS/ SHOPING MALL/ GROCERY STORE/ KENT BUILDING SUPPLIES/ MACDONALDS/ TIM HORTON'S/ CHURCH'S/ WALKING TRAILS/ N.B. LIQUOR/ GAS STATIONS/ DOCTORS/ LAWYERS & the population is growing in this quaint little town~ Shediac, or Moncton is within a 30-35 Min. Drive. The Main Highway #11 is just minutes away. This could be used as an AIRBNB & you could easily pull in 25K++ as it's in high demand during the Summer Months. Comes with all the APPLIANCES. This offers YEAR-ROUND FUN with EVERYTHING SUMMER & BEYOND YOUR DREAMS. BONFIRES/ SWIMMING/ BOATING/ FISHING/ BIKE & WALKING TRAILS & so much MORE~ WINTERS OFFER ICE FISHING, SNOWSHOEING, CROSS COUNTRY SKIING/ SLEDDING & WHATEVER'S on your MIND. THERE'S 4 WHEEL TRAILS and just taking in the WATER activities, makes this a MUST-SEE if you're in the MARKET for a WATERFRONT PROPERTY & you WON'T BE DISAPPOINTED~ Sitti...

Listing Presented By:



Originally Listed by:

RE/MAX Quality Real Estate Inc.



Royal

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Storage 26'8" x 8'10"

4pc Bathroom 9'5" x 6'1"

Bedroom 13' x 8'1"

Kitchen/Dining room 13'5" x 13'4"

Bedroom 12'6" x 12'6"

Living room 17'3" x 18'2"

Primary Bedroom 12' x 13'

Bedroom 12' x 13'

Bedroom 12' x 13'

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