



New Brunswick Real Estate Board

Moncton New Brunswick

\$1,475,000

An exceptional opportunity for DEVELOPERS with this hidden gem! A MASSIVE 35-acre property nestled within city limits and zoned Rural Residential. The land, comprising two parcels with a frontage of 145 feet that widens to an expansive 600 feet by 2400 feet, unveils endless possibilities. At the heart of this unique property is an incredibly crafted home with 2x8 exterior walls, in-floor heating, and elevated traditional finishes reflecting the highest standards of construction. A wood stove resides in the basement while geothermal temperature control is throughout the home. A colossal 3800 square foot detached garage, constructed with the same commitment to excellence, features a cozy propane fireplace. Step outside onto over 1000 square feet of composite decking, seamlessly integrating with the natural surroundings, and a screened in gazebo. Diving into the property's history, discover its past life as a horse training track, resulting in uniquely compacted land a testament to its diverse potential. Nearby shopping convenience such as Costco and strip malls, Irishtown nature park, golf course nearby. This property also includes a pond, walkout basement, and the most important part... it has INCOME POTENTIAL. This property is currently rented on Air B and B! Call today for more information. (id:6769)

- | | |
|----------------|----------------|
| Bedroom X | 4pc Bathroom X |
| 3pc Bathroom X | Laundry room X |
| Bedroom X | Sitting room X |
| Bedroom X | Bedroom X |
| Bedroom X | 4pc Bathroom X |
| 4pc Bathroom X | Kitchen X |
| Bonus Room X | Dining room X |
| Utility room X | Living room X |
| Family room X | Foyer X |

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Listing Presented By:



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

<https://jocelynclements.remaxqualityrealestate.com/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100
Fax:
sbuck56@gmail.com