## Lot 18-1 Route 535 Cormierville New Brunswick

\$199,900

~BEACH LIFESTYLE AWAITS YOU~ NOT just a Piece of Dirt! Year Round Public Road out front with PRIVATE BEACH ACCESS that lies across the street INVITING YOU out to the SAND \& WATER that's awaiting for you to enjoy! SUNSHINE LIGHTS UP the COCAGNE BAY by Day \& Moon-Lit Nights \& Stargazing in the DARK like never before~ Incredible 4-SEASON Lifestyle like nothing you've ever endured. If you have any TOYS, there's lots of options to play with them here. Back yard access in Winter you'll find the Ski-Doing Trails \& 4-Wheeling Trails to hook up to. Snowshoeing \& Cross Country Skiing(10 mins. away offers up groomed Trails) Skate on the FROZEN Ice across the Street or you can ICE FISH \& that's Good Winter Fun. Summertime Motorcycle Rides along the coast are PRICELESS. If you have a Motor Boat, you are only 10 Mins. away from 2 Marinas \& one of them you can park your Sail Boat in. Like Lobster?.. just a 5 minute drive puts you on the Wharf to buy them right off the Fisherman's Catch of the Day in Canners or Market size Live or buy them cooked \& that's just 10 mins away where you can also find Mussels/ Clams/ Quahogs / Shrimp/ Oysters/ Fresh Fish \& other Treats from the Salt Water that delight. There's a Liquor Store just 5 Mins. away in Cocagne \& a Mini-Mart Grocery Store that has it all. Also a Hardware Store-Restaurant-Gas Station Doctors Offices/ Hockey Rink / Bowling Alley \& more. Bouctouche is but 10 Mins. with Banking \& a Vibrant Farmers Market \& everything on a much larger scale~ (id:6769)

Listing Presented By

Originally Listed by RE/MAX Quality Real Estate Inc.

ROYAL LEPAGE |||||||||||||||||||||

## LePage Kelowna

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