



# Campbellton New Brunswick

\$774,900

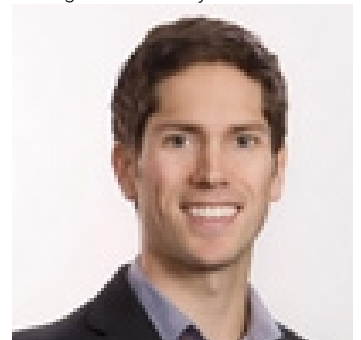
Welcome to your dream waterfront retreat! On a serene 3.5 acre wooded lot along the picturesque Restigouche River, this executive home offers unparalleled privacy and breathtaking views of both the river and mountains. The two-level climate-controlled residence features a main floor great room which seamlessly combines the living, dining area, and a large kitchen that open to the family room with a propane fireplace and access to the upper deck. The primary suite is complete with a spacious ensuite featuring a soaker tub, custom tiled shower, and walk-in closet. This level also offers an additional bedroom and full bath. On the lower level you'll find another family room area, half bath with laundry, third bedroom, and storage area complete with a sauna. Step outside to the lower deck and unwind in the hot tub while taking in the panoramic vistas of the river. The lower level also features a separate apartment with its own entrance and stunning views! Perfect as a mortgage helper, for accommodating guests or your own waterfront Airbnb. There's plenty of room for all your toys with an oversized double attached garage, detached garage with boat/RV storage, and an extra-large paved driveway. The property is extensively landscaped including multiple decks and stairs leading to a gazebo by your private beach area. The lot is high, dry & the property has no history of flooding. An automatic propane generator provides backup power. Call for more info or to schedule a private visit. (id:6769)

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|-----------------------|---------------------------|
| Bedroom X             | Bedroom 14'0" x 11'5"     |
| Living room X         | Bedroom 12'10" x 16'0"    |
| 4pc Bathroom X        | 4pc Bathroom 10'0" x 5'0" |
| Kitchen X             | Family room 12'0" x 16'0" |
| Storage 7'0" x 8'0"   | Dining room 14'0" x 10'0" |
| Mud room 11'0" x 7'0" | Kitchen 20'0" x 14'0"     |

- |                           |                           |
|---------------------------|---------------------------|
| Bedroom 9'0" x 11'0"      | Living room 19'0" x 13'0" |
| 2pc Bathroom 11'0" x 7'0" | Foyer 10'0" x 8'0"        |

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