



## Cambridge-Narrows New Brunswick

\$349,900

Welcome to your new year-round retreat along the Washademoak lake. This charming cottage boasts deeded water access, 4.5 acres of land, and an extravagant 3-car dream garage. Located in the heart of Cambridge-Narrows this property promises a lifestyle of comfort, convenience, and unparalleled tranquility. The cottage offers a full kitchen, 1 bedroom, and beautiful bathroom. The property also features a stunning 40x40 garage (built in 2017). The oversized garage comes equipped with epoxy floors, 12 ft doors, industrial lighting, in-floor heating, a beautiful 3 pc bathroom with a custom shower and ceramic flooring, kitchenette area, generator panel, wired in place for hoist, concrete 2ft thick in one bay in preparation for a future hoist, loads of storage/work space, and 3 large work bays. This immaculate garage could easily provide additional living space to give way for future planning. The property is located close to the Saint John River system and comes with a deeded boat launch a couple hundred feet away, the PERFECT spot for boating! Cambridge-Narrows is conveniently located 30 minutes away from Sussex/Oromocto and only 45 minutes away from Fredericton. This cottage and location would be the perfect spot for your every weekend getaway, or could offer full year living just the same! (id:6769)

Utility room 6'7" x 8'10"

Workshop 39'10" x 39'6"

4pc Bathroom 11'11" x 5'1"

4pc Bathroom 7'10" x 8'10"

Bedroom 7'10" x 8'10"

Bedroom 10'1" x 10'4"

Living room 17'6" x 15'1"

Listing Presented By:



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Royal

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