



## Lot 18-4 Route 535 Cormierville New Brunswick

\$119,900

~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 Cannery 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:



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Royal

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