



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)

- | | |
|-----------------------|---------------------------|
| 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" |

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 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://www.facebook.com/NickMelansonREALTOR>



Royal LePage Locations West Realty

484 Main Street, Penticton, BC,

Phone: 250-493-2244
tammykozari@gmail.com