



New Brunswick Real Estate Board

Cocagne New Brunswick

\$649,900

STUNNING WATERFRONT ON THE COCAGNE RIVER! Year-round home with breathtaking views and your own private dock for boating, canoeing, or simply relaxing by the water. Enjoy your brand-new roof and solar panel system for energy efficiency. Step out onto the interlocking deck to relax into HOT TUB viewing the water or unwind in the solarium/sunroom while watching incredible sunrises. Inside, the main floor features a spacious family room with cedar cathedral ceilings and a stone propane fireplace, a large updated kitchen with stainless steel appliances, and ceramic flooring. Two bedrooms, a full 4pc bathroom with heated floors, and a generous mudroom complete the main level. Upstairs, find a bright open loft space perfect for a home gym or office. The massive 22x23 primary bedroom offers river views, a sitting area, propane fireplace, and a luxurious ensuite with Jacuzzi tub, double sinks, heated floors, and a separate shower. Incredible oversized double garage perfect for storage, workshop space, or all your recreational gear! Professionally landscaped with stone block driveway and retaining walls. A perfect blend of comfort, style, and nature! CLOSE TO MARINA, SCHOOL, TRAILS, HIGHWAY, CONVENIENT STORE, GAS BAR, BEACH, RESTAURANT.(BONUS ; baby barn, generator hook up, electric car plug) (id:6769)

Other 14' x 11'1"

Primary Bedroom 22' x 24'

Family room 24' x 16'

Mud room 16' x 10'

Bedroom 11'1" x 11'1"

Bedroom 10'7" x 12'5"

4pc Bathroom 5'7" x 10'7"

Living room 16' x 17'

Kitchen/Dining room X

Solarium 28' x 17'

Listing Presented By:



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RE/MAX Quality Real Estate Inc.



Royal LePage Locations West Realty

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