



Haute-Aboujagane New Brunswick

\$399,900

23.3 ACRES | RIVERFRONT | COMMERCIAL ZONING | Welcome to 907 Route 933 in Haute-Aboujagane. This spacious home was built to commercial standards and sits on over 23 acres backing on the Aboujagane River. It features a bright open layout with 10 ft ceilings on the main floor, 9 ft ceilings in the basement and exceptional storage throughout. The main level includes an updated kitchen with walk-in pantry, large living spaces and 3 bedrooms and a full bath. Generous walk-in closets are found in both the primary and second bedrooms. The basement is nearly complete, missing only flooring and trims and offers a massive family room, a partially completed bathroom, utility room, and additional storage. The large family room has an egress window already in place and could easily be divided to make a 4th bedroom. The roof, siding windows & doors were all replaced in 2022. Outside you'll find a large storage shed and gazebo/bunkhouse. With commercial zoning this property provides excellent flexibility for a home-based business or even a tourism venture such as domes, cabins or short-term rentals. The wooded acreage and extensive river frontage make for a stunning setting to develop while enjoying privacy and nature at your doorstep. All of this just minutes from Pine Needles Golf & Country Club, 10 minutes to Shediacs world-class beaches and only 23 minutes to the Greater Moncton International Airport. Call or text for more info or to schedule a visit. (id:6769)

Other 11'1" x 3'10"

Utility room 6'11" x 7'

2pc Bathroom 12'9" x 8'6"

Family room 32'10" x 31'11"

Bedroom 10'9" x 10'11"

Other 7'8" x 5'11"

Bedroom 10'4" x 9'7"

Other 6'8" x 4'1"

Primary Bedroom 13'4" x 10'1"

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

Pantry 5'10" x 4'1"

Dining room 11'1" x 11'8"

Kitchen 11'1" x 11'8"

Living room 22'2" x 13'5"

Listing Presented By:



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