



## Elgin New Brunswick

\$59,900

ESCAPE TO YOUR OUTDOOR PLAYGROUND! Unwind on a few private acres with this charming recreational camp, ideally situated on ATV Trail 3303 (off Trail 3306) with a deeded right-of-way ensuring convenient, year-round access. Surrounded by lush forest, babbling brooks, scenic waterfalls, and just minutes from the beautiful Pollett River, this property is a paradise for ATVers, snowmobilers, hunters, and fishing enthusiasts alike. Built approximately 13 years ago, the camp features partial electrical wiring and a solid structure, ready for your finishing touches. The main floor offers an open-concept living space, along with a versatile room that could easily be converted into a bathroom. Upstairs, you'll find two generous bedrooms, perfect for accommodating family and friends. A drilled well is located on the property, though it hasn't been connected since the current structure was built. The property is being sold as-is, with no guarantee on the well's condition. With direct access to both ATV and snowmobile trails, this property makes for an ideal four-season basecamp for outdoor adventure. Plus, it comes with a registered land title, ready for new owners to make it their own. Bring your tools, your imagination, and transform this rustic getaway into your dream retreat! Call your favourite REALTOR(R) today to schedule a showing! (id:6769)

Listing Presented By:



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