

# \$119,900 - Lot 18-3 Route 535

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## Listing ID: M152517

**\$119,900**

Vacant Land

Lot 18-3 Route 535, Cormierville, New Brunswick, E4R3E5

~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 Canners 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

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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~  
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