

# \$749,900 - 82 Sylvain

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## Listing ID: M154801

**\$749,900**

3 Bedrooms, 2 Bathrooms, 893 square feet  
Single Family

82 Sylvain, Sainte-Anne-de-Kent, New  
Brunswick, E4S1N2

Welcome to your dream oasis a truly unique waterfront property nestled on 1.40 acres of pristine land, boasting panoramic views of the stunning Cote Ste-Anne beach. Imagine growing your own organic garden or indulging in the freshest seafood during fishing seasons with succulent scallops and delectable lobsters available at the nearby wharf from the fisherman. Observe gannets, eagles, and osprey from your deck as they dive for fish in the Northumberland Strait. The property extends to the first half of the beach, making it semi-private and ensuring your own coastal haven. This rare gem, currently utilized as a charming cottage, presents an unparalleled opportunity to embrace a year-round waterfront lifestyle that is as enchanting as it is versatile. Whether you're basking in the warm embrace of the sun's golden rays or captivated by the tranquil moonlit waters, this home offers a front-row seat to the ever-changing dance of the tides. Create cherished memories with loved ones whether it's taking a walk on the beach, searching for sea glass or simply going for a swim. Importantly, the property has proven its resilience, with no flooding to the cottage or erosion to the beach post tropical storm Dorian (2019) and Fiona (2022). The sand

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dunes now cover most of the rocks placed in 2011, showcasing the property's ability to withstand and recover from nature's challenges. Don't miss your chance to own a piece of paradise. (id:24320)

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