

\$1,850,000 - 22 Bruno ST

Listing ID: M154929

\$1,850,000

4 Bedrooms, 4 Bathrooms, 4105 square feet
Single Family

22 Bruno ST, Grand-Barachois, New
Brunswick, E4P6W7

Waterfront living at this extraordinary property that seamlessly blends luxury, recreation, and energy efficiency. Nestled on serene waterfront boasting an array of water activities, this property is a paradise for canoeing, boating, and paddle boarding enthusiasts. A geothermal heat pump ensures your home stays comfortable while minimizing your environmental footprint. The neighboring lot features two artificial ponds for the filtration system and return for the geothermal pump. 28 x 32 double detached garage offers ample space for vehicles, storage, and hobbies. The exterior showcases Hardie plank siding, ensuring both durability and timeless elegance. 20 x 20 pool house with a half bath, mini-split system, and convenient counter space with a fridge and sink. Inside, natural light floods the home, highlighting the exquisite features like slate and hardwood floors. The kitchen is a chef's delight, featuring an oversized island, abundant cabinets, and soapstone counters. A propane stove adds a touch of luxury. Propane fireplace in office and living room, provide warmth and ambiance. The jewel of the property is the inground heated pool, inviting you to relax and unwind in style. With water views from the primary bedroom, a spa-like ensuite, and an

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extra-large walk-in closet, the primary suite offers a luxurious retreat within your own home. Don't miss the opportunity to make this exceptional residence your own.

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