

\$329,900 - 539 Route 475

Listing ID: M156706

\$329,900

3 Bedrooms, 5 Bathrooms, 2718 square feet
Single Family

539 Route 475, Bouctouche Bay, New
Brunswick, E4S4N9

Welcome to 539 Rte 475, a stunning oceanview home nestled on 2.17 acres, just 45 minutes from Moncton. This picturesque property boasts a captivating view of Bouctouche Bay and features a charming residence, two barns, and a host of possibilities for residential, commercial, Airbnb, or bed and breakfast use. The main floor welcomes you with a generously appointed kitchen, dining room, living room, den, laundry room, two full baths, and a versatile room or office space. Picture yourself starting your day on the spacious front porch, sipping your morning coffee amidst tranquility, and later relishing in the breathtaking sunsets while gazing at the panoramic water view. Upstairs, three spacious bedrooms each feature their own ensuite, ensuring both comfort and privacy. The property's strategic location places it in close proximity to an array of local attractions, offering a lifestyle enriched by the Eco-Center Dunes, Pays de la Sagouine, winery, sandy beaches, walking and cycling trails, restaurants, farmer's markets, marinas, and the scenic Irving Arboretum. Outdoor enthusiasts will be thrilled by the nearby opportunities for fishing and access to ATV trails. Whether you're seeking a tranquil residence by the sea, an investment

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opportunity in the hospitality industry, or a versatile property for your unique vision, this property presents an unparalleled chance. Revel in the charm of this coastal home, seize the diverse possibilities it offers, and make your dreams a reality.
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