

# \$559,900 - 11 Ted's LANE

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## Listing ID: M156791

**\$559,900**

3 Bedrooms, 3 Bathrooms, 1162 square feet  
Single Family

11 Ted's LANE, Bass River, New  
Brunswick, E4T0E1

Welcome to 11 Ted's Lane, a stunning new construction completed in 2023, nestled in the picturesque Bass River with breathtaking water views. This thoughtfully designed 3-bedroom, 2.5-bathroom bungalow boasts a walkout finished basement, presenting an unparalleled water views for comfortable and elegant year round or seasonal living. As you step inside, the heart of the home reveals itself in a spacious and modern kitchen adorned with quartz countertops and equipped stainless steel appliances. The open-concept design seamlessly flows into the living area, where floor-to-ceiling windows frame breathtaking panoramic views of the serene Bass River with patio doors inviting you to the glass railing patio. Engineered hardwood floors add warmth and sophistication to the living space. The well-appointed layout includes a large laundry room & powder room. The Primary bedroom, 3pc ensuite bath & walk-in closet complete the main level. Additionally, a bonus screened-in sunroom provides the perfect spot to enjoy the natural beauty of Bass River. The lower level offers a walkout patio, 2 additional bedrooms, 4pc bath and storage room. Situated on a generous 2.5-acre lot, this property includes deeded access to the water, allowing

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residents to fully embrace the waterfront lifestyle. Don't miss the opportunity to make this exceptional property your own, where modern amenities and breathtaking views harmonize to create a truly unique living experience. Call your REALTOR® today!  
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Listing Office:EXIT Realty Associates