

\$1,195,000 - 46 Leonce ST

Listing ID: M156940

\$1,195,000

5 Bedrooms, 6 Bathrooms, 5003 square feet
Single Family

46 Leonce ST, Haute Aboujagane, New
Brunswick, E4P9C7

LOOKING TO LIVE IN PARADISE.

Located on the Aboujagane River with 2 acres fully landscaped with 5 large bedrooms and 5 1/2 bathrooms; included in this is a 2 bedroom/2 full bath attached unit, ideal for an in-law suite or investment rental. Minutes from a 36-hole golf course and several sandy beaches; off the end of the lot you have access to water sports and fishing; ideal for kayaking, canoeing, paddle boarding, jet skiing, etc. In the winter there is direct access to snowshoeing, snowmobiling, or four-wheeler trails. The main house boasts a large deck overlooking the water (newly stained June 2023), great room with floor to ceiling cultured stone wood burning fireplace, an office that accommodates two desks for the work-from-home option. The roof was re-shingled in September 2023. The 25X23 ft garage has room for two cars; a separate 16X10 ft. heated workshop makes a great space for all those DIY projects; the circular driveway can easily park six cars. Seven minutes gets you to Shediac or Cap Pele and 20 mins to the Moncton International Airport. Vendor is a licenced Realtor® in the Province of New Brunswick **CLICK ON THE MULTI MEDIA ICON TO SEE THE AERIAL AND WALK-THROUGH VIDEO.**

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