

# \$179,900 - 2639 Route 465

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## Listing ID: M157154

**\$179,900**

Vacant Land

2639 Route 465, Beersville, New Brunswick, E4T2P6

Welcome to 2639 Route 465 in Beersville!

This 123 acre property already has an approved permit for a house with the frost wall already in the ground! The house plans show a cozy two story house on a slab, with a very large shop attached. The footings and frost wall were completed and backfilled last summer, and the house now awaits a slab and framing. The house plans will be included with the sale, should someone wish to continue the current build. The name of the draftsman can also be included, so that a buyer may ask them to change the house to suit their own needs, but fit it on the same frost wall and save money in excavation and foundation costs. A drilled well is already in place, and there is an approved permit for a septic. The land is rich with food including apple trees, blueberry bushes and raspberry bushes. Deer, moose, bears, and plenty of other wildlife roam the 123 acres. A lovely stream also runs through it. Just less than 50 acres of the land were cleared a few years ago, and there is an entrance to the back of the property through the crown land behind it. Don't miss out on your chance to finish this dream property. (id:24320)

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Listing Office:RE/MAX Quality Real Estate Inc.