

\$690,000 - 315 Rivière du Portage Nord

Listing ID: M157572

\$690,000

4 Bedrooms, 3 Bathrooms, 2273 square feet
Single Family

315 Rivière du Portage Nord, Haut-Rivière-
du-Portage, New Brunswick, E9H1R4

Have you always dreamed of living on the water? **BONUS, BOAT AND DOCK INCLUDED!** Envision yourself fishing, swimming, and boating in your own private backyard during prime seasons, skating on your own ice rink in winter. This beautiful Granite Stone home is perfect for you, spacious enough for a growing family or can even be used as an investment property. As you enter the house, you are greeted with stunning original porcelain flooring, a large living room with a wood stove, and a bright cozy space that gets sun from mid-morning to dawn. The large primary bedroom even has its own 3-piece ensuite and a river view. On the main level, you will also find a second large bedroom, a 5-piece bathroom, and a phenomenal kitchen with amazing views (with an additional wood fireplace) that leads you to a 4-season sunroom and back deck area. This property is a **MUST-SEE**, including a fully equipped basement apartment with two spacious bedrooms, laundry, kitchen, 3 piece bathroom, and a separate entrance (Airbnb/Year Round Rental)! It sits on a 2.2 ACRE corner lot, **WATERFRONT, NEW ROOF** installed in 2023, Septic system has just been pumped, 400 AMP ELECTRICAL, 1 attached double garage, and an additional lower-level garage

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for your boat. It's located just 8 MINUTES away from VAL COMEAU PROVINCIAL PARK! It has many upgrades such as Marble Counter Top, Kitchen Ceramic Flooring, New Oven, Laminate Flooring in Basement and much more. (id:24320)

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Listing Office:EXP Realty