

# \$479,900 - 6821 Route 134

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## Listing ID: M157856

**\$479,900**

3 Bedrooms, 2 Bathrooms, 1288 square feet  
Single Family

6821 Route 134, Bouctouche, New  
Brunswick, E4S4L2

Potential Potential!! This Unique style home is a must to see!! This bungalow has so much to offer... beautiful bright eat in kitchen with open concept to livingroom, 3 good size bedrooms, 4pc bathroom. Mini split up and down for heating and cooling. Main level has been freshly painted. Separate side entrance to finished basement has great IN LAW SUITE POTENTIAL!!! Cute and cosy kitchen is already set up with fridge and stove, large family room, 2 pc bath, office, loads of storage and non conforming bedroom. Home is set up for Generator, New septic approx 6 years ago, siding, metal roof and deck in 2017, windows 2013. Large corner lot with circular driveway. Let's talk about the amazing garage..... 30X40 3 DOOR DETACHED GARAGE WITH PINE WOOD FINISHED LOFT FOR extra living space....built in 2021 this amazing garage is finished with metal siding inside and out with 14 ft ceiling. Cost of garage is approx \$200,000!!! Already set up to place 2 hoist, set up for mini split and has plug in for electric car chargers, plug in for camper/RV and much more.....5 minutes to beaches, 3km to Irving Park and Marina, 2.7 km to Bouctouche. English and French schools. A must to see call today for more details or to

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Listing Office:EXIT Realty Associates