

\$424,900 - 1465 Route 475

Listing ID: M158159

\$424,900

5 Bedrooms, 3 Bathrooms, 2185 square feet
Single Family

1465 Route 475, Bouctouche, New
Brunswick, E4S4P5

Experience captivating water views, close to wonderful sandy beaches, with potential gross rental income ranging from \$900 per month to \$900 per week. This well-maintained waterfront property, entirely renovated with care features a detached garage that can be converted to suit your projects, a large chalet-style 4-season sunroom with a propane stove and an apartment with separate entrance. Sunroom, dining room, kitchen and living room offer unobstructed panoramic views of the bay, dune, sea and PEI, while experiencing sunrises and moonrises. The home also includes a beautiful natural light, a very large deck, four bedrooms, an office and a full bathroom with laundry upstairs. There are three heat pumps that have been recently installed and a new roof coming soon. The apartment with separate entrance comes fully equipped including a washer and dryer. It is currently rented on Airbnb but could also be used as in-law suit or anything that fits needs. There is bay access for kayaking, paddleboarding, and fishing. Nearby activities include sandy beaches, marina, golf, ATV trails, Irving Eco Centre, trails, Pays de la Sagouine, Kouchibouguac National Park, and Shediac. Live to the rhythm of the tides on the water's edge, yet

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close to amenities only 40 minutes from Moncton. Peaceful setting bordered by an orchard to the rear and the water to the front for an exceptional quality of life. *Don't miss this unique opportunity! (id:24320)

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Listing Office:EXP Realty