

# \$59,900 - Lot 3 Route 535

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## Listing ID: M158206

**\$59,900**

Vacant Land

Lot 3 Route 535, Cocagne, New Brunswick,  
E4R3C6

### 2.7 ACRES BUILDING LOT // A

residential building lot in a small community offers an idyllic escape with its exclusive waterfront access to Cocagne Bay. Not only a place to build a home but a gateway to a lifestyle surrounded by the tranquil beauty of nature, coupled with the charm of a tight-knit community. Being so close to the Cocagne Bay's waterfront opens up a myriad of activities throughout the year, making it an enviable location for those who cherish the outdoors and the unique tranquility that water brings. Enjoy kayaking and canoeing on the calm waters, or venture a bit further for sailing and motor boating. The waterfront is also perfect for leisurely days spent fishing or simply relaxing on from your own south facing yard, soaking in the magnificent views. Winter in this community near Cocagne Bay is equally enchanting, with activities shifting to suit the snowy season. Ice fishing, snowshoeing, and cross-country skiing become the preferred pastimes. Close amenities ensure convenience and comfort year-round. The community is just a short drive from local stores, restaurant, and highways, providing a taste of local culture and cuisine. This residential lot in a small community by Cocagne Bay represents not just a place to live, but a lifestyle that

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embraces the beauty of all seasons, making  
it a perfect setting for those looking to  
connect with nature and community.  
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