

\$169,900 - Lot 2 Route 955

Listing ID: M158653

\$169,900

Vacant Land

Lot 2 Route 955, Murray Corner, New Brunswick, E4M3M8

Beautiful oceanfront lot on the Northumberland Strait offering a total of 1.89 Acres of land with 180 ft of water frontage with his own private beach, the size of this lot offers to enjoy a very wide and safe cleared area where to build while maintaining privacy to maximize your comfort. Breathtaking views of PEI and the Confederation Bridge. Located close to Moncton, Shediac and Cap-Pelé, only 2.5km from Murray Beach Provincial Park, plus only 1 hour to Charlottetown, PEI. Lot measurements are approximately 177 x 395. The lot is accessible from a public road, and which is maintained and plowed by the New Brunswick department of transportation, therefore, your property would be easily accessible during winter. The Eastern coast of New Brunswick requires that the habitable part of any new construction is at least 4.3 m (CGVD28) above sea level, this lot is way higher at 6.5 m to protect your future investment from the sea. This lot is well rated on GEONB for extremely low flood risk. Environmental and local government of New Brunswick site for coastal erosion indicates a lower rate of erosion for this area because of the small cliff that protects the land. Dont miss out on this rare opportunity to own something stunning, safe and affordable like this gem.

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Amazing spot for a year-round home, a family cottage, or trailers gathering. Call today for additional information or to set up a visit. Price is +HST (id:24320)

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