

# **\$97,900 - Lot Route 515 Cote a Victor**

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## **Listing ID: M158876**

**\$97,900**

, 1618 square feet

Vacant Land

Lot Route 515 Cote a Victor, Sainte-Marie-de-Kent, New Brunswick, E4S1R9

WATERVIEW & what a VIEW from here. Double 100' x 100' ft. Lots & you get both for the Price of One! SEPARATE PID's so you can keep one & sell the other, bring a friend or family member or just spoil yourself and do as you please on both. Year Round Private Road on the North Side of the River in Ste. Marie down off of Rte 515 via Cote-a-Victor to your VERY OWN SLICE of PARADISE & SITS ACROSS from Civic #145. This land offers up a Drilled Well on site with Power(however new Hydro Hookup will be needed, as the power was fed underground to a Waterfront Trailer that is going to get removed and you're gonna be getting even more of a Water View once that is gone. There's a small Baby Barn with the Water Setup inside & 100 amp Breaker that's all in place) Water view that's partially protected by a 5-Meter R.O.W. to the Waterfront for any Boat Lovers with a Kayak, Canoe or Smaller Watercrafts. There's a place to drop in bigger boats within a 5 Minute Drive & a full on Marina located in Bouctouche where you'll have access to all the amenities you'll ever need. You'll come down Cote a Victor paved 95% of the way down to these lots that turns into a dirt road & comes to a Dead End with only a handful of other property

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owners down past you in this spot. 4  
Wheeler & Sledding can be found from  
here. Beaches & Sand are only a 10-15  
minute drive. Summertime BBQ'S, JUST  
GAZING AT THE STARS, taking in the  
reflection of the Sun & Moon on the Water.  
Ice Fish, Cross Country Ski or Snowshoe as  
well (id:24320)

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