

\$175,000 - 6504 Route 116

Listing ID: M159088

\$175,000

3 Bedrooms, 1 Bathrooms, 1020 square feet
Single Family

6504 Route 116, Harcourt, New Brunswick,
E4T3Y3

Welcome to your dream country retreat! Nestled in a picturesque setting, this charming 3-bedroom, 1-bathroom home is cozy and boasts ample space for your potential hobby farm on its expansive 0.7-acre lot that includes a large Barn. Step inside to discover a cozy family room, perfect for gatherings and relaxation. The spacious layout offers comfortable living with lots of potential, while the nearby big barn presents endless opportunities for your agricultural pursuits. Nature lovers will delight in the lush surroundings, featuring over 40 fruit trees and shrubs recently planted to enhance the landscape. Enjoy peace of mind with modern upgrades including a metal roof and updated plumbing completed within the last 5 years. In 2022, the property received further enhancements with a new 200amp electrical panel, electric baseboards, and 3 new mini splits for climate control. Energy efficiency is prioritized with attic insulation topped and crawl space expertly spray foamed, ensuring comfort year-round. Conveniently situated, this home is just a stone's throw away from local amenities including a nearby school, gas station, and corner store, all within walking distance. Plus, its prime location places you approximately 45

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minutes from Moncton and just 25 minutes from both Rogersville and Rexton, offering the perfect balance of tranquility and accessibility. Don't miss your chance, Schedule a viewing today and make your rural living dreams a reality. (id:24320)

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