

# \$1,169,900 - 325 Pointe-A-Nicet

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## Listing ID: M159136

**\$1,169,900**

3 Bedrooms, 4 Bathrooms, 3172 square feet  
Single Family

325 Pointe-A-Nicet, Grand-Barachois, New Brunswick, E4P8Z7

\*\*\* 2.57 ACRE MANICURED PROPERTY ON ABOUJAGANE RIVER // RIVERSIDE DOCK & ENTERTAINMENT AREA // GEOTHERMAL HEATING & COOLING // PRISTINE \*\*\* A freshly paved, winding S driveway through the woods leads to this estate-like property. Gorgeous CAPE COD wood and stone custom home ready for new owners. Main floor features large foyer with built-ins, open concept living/dining/kitchen highlighted by 9ft ceiling, quartz countertops, WALK-IN PANTRY, accent wall with electric fireplace & flooded with natural sunlight. MAIN FLOOR PRIMARY BEDROOM with large walk-in closet & SPA-LIKE bath with HEATED FLOORS. A relaxing, cozy 4 SEASON SUNROOM, 2pc powder room & laundry closet complete the main floor. The 2nd floor offers 2 great size bedrooms with large closets, beautiful full guest bath, extra large loft used as exercise room, could be converted into office & large finished storage closets. Newly finished basement (2022) boasts in-floor heating, massive family room, 2pc half bath, great size office, ample closet space, cold room & workshop/storage. Equipped with geothermal forced air system, central vacuum, WHOLE HOUSE AUTOMATIC

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GENERATOR for safety and comfort,  
beautifully finished detached garage with  
walk-up attic built in 2019 and baby barn.  
Backyard has multi-level deck with  
powered pergola, stone terrace arrangement  
& exterior sound system. Property ideal for  
ALL-SEASON SPORTING ACTIVITIES  
like fishing, snowmobiling and kayaking!  
(id:24320)

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