

\$539,900 - 545 Pabineau Falls RD

Listing ID: M159307

\$539,900

3 Bedrooms, 2 Bathrooms, 1570 square feet
Single Family

545 Pabineau Falls RD, Pabineau Falls,
New Brunswick, E2A6T7

Visit REALTOR website for additional information. WATERFRONT This turnkey, ready to move in property, is situated eight km from downtown Bathurst, NB. If you are looking for privacy and tranquility in a natural setting, this 3 acre property is for you. You will wake up to the view of the beautiful Nepisiguit River, sound of chirping birds, smell of wildflowers and occasional wildlife. Beautiful bungalow built in 2009. Warm decor and superior quality construction. Entering the home, you will find bedrooms 2 and 3 and a full bathroom. From the entrance you can access the attached garage which is insulated and heated. At the end of a short hallway is the laundry room and a large walk-in closet leading to the master bedroom which includes a full bathroom. The main entrance hallway leads to the living room, kitchen with central island, dining room and a small office. Adjacent to that is a 12 X 16 four season solarium, leading to an 11 X 22 three season solarium. The main heating system consists of heated floors throughout and a heat pump for air conditioning. All windows are triple glazed. A central vacuum system is included. Also included is a 24 X 24 (576 sq. ft.) garage/storage building. A 24 X 32 (768 sq. ft.) workshop, built on a 4, re-

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enforced concrete slab. Building is fully insulated and finished throughout with drywall, freshly painted. It has 2 methods of heating, wood stove and electric heating. May be used as garage, workshop, storage or office space. (id:24320)

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Listing Office:PG Direct Realty Ltd.