

\$564,900 - 11 Baybreeze LANE

Listing ID: M159440

\$564,900

3 Bedrooms, 2 Bathrooms, 1540 square feet
Single Family

11 Baybreeze LANE, Grand-Barachois,
New Brunswick, E4P0Y7

Welcome to Paradise! This charming year-round home, or perfect cottage getaway, is nestled in the serene Pointe aux Bouleaux, Barachois area, just minutes from Shediac, NB. With three public beach access points within a few minutes' walk, relaxation awaits at every turn. The home boasts a spacious foyer leading into a well-appointed kitchen, followed by a dining room and a great room with a breathtaking vaulted ceiling. The main level also features an updated 3pc bath and a cozy guest bedroom. Ascend the spiral staircase to the second level, where a walkway across the great room offers stunning ocean or starlit views from the lookout. The second floor hosts an updated 4pc bath and two bedrooms, including a primary room with versatile extra space for an office or living area. Outside, enjoy a fenced yard, storage shed, and \$13,000 worth of landscaping enhancements, including grading, hydroseeding, and a new fire pit and pad. Additional features include newer mini-split AC unit, upgraded insulation and ceiling finishes, freshly painted interiors, a newly gravel driveway, water softener and UV light systems, a newly drilled well, updated light fixtures, and a newly front deck. Plus, the entire house, shed, and doors have been

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professionally painted by Spray Net, backed by a 15-year transferable warranty. Optional Sure Connect generator hookup available through NB Power for a monthly fee of \$20.

This property is a true gem awaiting discovery CALL TODAY! (id:24320)

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Listing Office: Assist 2 Sell Hub City Realty