

# \$749,000 - 1538 Route 475

---

## Listing ID: M159693

**\$749,000**

3 Bedrooms, 2 Bathrooms, 1861 square feet  
Single Family

1538 Route 475, Bouctouche Bay, New  
Brunswick, E4S4R2

Discover your dream home with this stunning waterfront property offering direct access to the beach in Bouctouche Bay. This open-concept home is designed to maximize natural light with an abundance of windows throughout. The living area, dining area, and kitchen are seamlessly connected, creating the perfect space for entertaining friends, guests, and family. Additionally, there is a bright and versatile family/sunroom (4 seasons) that leads to a screened deck (3 season), ideal for enjoying summer days. Five feet crawl space insulated also provide lots of storage space. Also on the main floor, you'll find a spacious and inviting primary bedroom, a modern and well-appointed 4pc bathroom, and a large and convenient laundry room. Heading to the upper level, you are led down a hallway that opens to breathtaking views of Bouctouche Dune. This level includes two cozy and comfortable bedrooms, a convenient 2pc bathroom, and two storage rooms offering ample space for all your needs. In addition, you have a baby barn on the property and a 3 way hook-up for a camper/trailer. Embrace the beauty of waterfront living with this exceptional property, designed for both relaxation and entertaining. The property location is 10 minutes from

# \$749,000 - 1538 Route 475

---

downtown Bouctouche also close proximity to an array of local attractions; Eco-Center Dunes, Pays de la Sagouine, winery, beaches, walking and cycling trails, restaurants, farmer's markets, marinas, and the scenic Irving Arboretum. (id:24320)

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association

Data Provided by: Greater Moncton REALTORS® du Grand Moncton

Last Modified: 05/06/2024 11:39:19 AM

Listing Office: Keller Williams Capital Realty