

\$479,900 - 8 Waterfront LANE

Listing ID: M159751

\$479,900

3 Bedrooms, 2 Bathrooms, 1500 square feet
Single Family

8 Waterfront LANE, Sainte-Marie-de-Kent,
New Brunswick, E4S1N5

****WATERFRONT / GEOTHERMAL / ICF CONSTRUCTION**** Welcome to 8 Waterfront lane, this bungalow offers stunning water frontage along side MULTIPLE upgrades in the past year! This home's main level features an entrance, kitchen with updated counter tops & backsplash along side plenty of storage, dining area, large living room with spacious windows giving you 180 degree views of the river! This level is completed with a full bathroom & a total of 3 bedrooms, the primary having its own private ensuite. The main level also grants you access to your attached garage ideal for storing a car, ATV, snowmobile or use as a workshop. From here you will gain access to your unfinished basement which is ideal for storage. The property has had multiple upgrades in the past year to include but not limited to, all new roofing, siding, new geothermal heat pump & a new driveway. Enjoy life by the water! Boat, canoe & kayak all from your very own FRONT YARD. Ideal spot to entertain friends & family. A true paradise! Both ATV & snowmobile trails in the area & also located in proximity to many amenities including restaurants, convenience stores, grocery stores, clinics, entertainment areas, wharfs, pharmacies,

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hospitals, financial institutions, schools just to name a few! Roughly 35 minutes to Moncton, this place makes it quick & easy to get to a major city & access major retail stores such as Costco. Kouchibouguac National Park is 40 min away & feature a series of winter & summer activity.
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