

# \$424,900 - 6565 Rte 495

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## Listing ID: M159999

**\$424,900**

2 Bedrooms, 3 Bathrooms, 1683 square feet  
Single Family

6565 Rte 495, Sainte-Marie-de-Kent, New  
Brunswick, E4S4Z6

Discover this charming and well-maintained bungalow located in Ste-Marie-de-Kent. The main floor boasts a large kitchen with a dining area, complemented by patio doors that open to the backyard. An expansive living room provides the perfect space for family gatherings. There are two comfortable bedrooms and two full bathrooms. Additionally, a cozy second living room features a beautiful stone propane fireplace and abundant windows that flood the space with natural light. The main floor also includes a conveniently located laundry room. Descend the staircase to the fully finished basement, currently used as an apartment. It features three non-conforming bedrooms, a full bath, and a good-sized kitchen with a center island and seating for two. The basement also includes a cozy living area and a utility room, currently utilized as a yoga/meditation room. The outdoor area features a sprawling 1.22-acre lot. A paved driveway leads to the property, which includes a handy storage shed and a large back deck, perfect for entertaining and watching children play. Enjoy scenic views of the Bouctouche River. Located just minutes from the marina, this property offers opportunities for boating, fishing, and kayaking. It is under

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15 minutes to Bouctouche, providing access to restaurants, a farmers market, walking, and cycling trails. Additionally, the home is only 35 minutes from Moncton. Don't miss your chance to make this beautiful home yours! (id:24320)

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