

\$799,900 - 54 P'tit Barachois

Listing ID: M160017

\$799,900

5 Bedrooms, 4 Bathrooms, 3740 square feet
Single Family

54 P'tit Barachois, Grand-Barachois, New
Brunswick, E4P7Y3

*** EXECUTIVE 2 STOREY HOME
WITH WALKOUT BASEMENT & IN-
LAW SUITE // WATER ACCESS //
GORGEOUS WATER VIEWS // LOT
SURROUNDED BY NATURE
CONSERVANCY ON 3 SIDES ***

Welcome to 54 Ptit Barachois, this over
5000 SQFT home located on a private year-
round road in beautiful Grand Barachois
offers it new owners all that nature has to
offer, from nice water views and water
access to backing onto a Nature
Conservancy of Canada estuary. The main
floor welcomes you with an extra large and
airy foyer to the formal living room with
plenty of windows for natural lighting and a
STONE SURROUND PROPANE
FIREPLACE. From there, you will find a
formal dining room with access to a 3
SEASON SUNROOM, large eat-in kitchen
with 9FT ISLAND and WALK-IN
PANTRY, OFFICE SPACE, and cozy den
with PROPANE FIREPLACE and access to
the BACK DECK with AMAZING VIEWS.
A 4pc bath and mudroom/laundry complete
this level. The top floor includes the primary
bedroom with HUGE WALK-IN CLOSET,
BALCONY, and 5PC ENSUITE with
DOUBLE JACUZZI, 2 great size spare
bedrooms, another 4pc bath, and MASSIVE

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BONUS ROOM with PERFECT OCEAN VIEW and access to A LARGE BALCONY. The IN-LAW SUITE is accessible via the garage or WALKOUT and offers kitchen/dining/living room combination, 2 bedrooms, 4pc bath & rough-in for washer/dryer. This fantastic home also features MONITORED ALARM SYSTEM, SPEAKERS ALMOST EVERYWHERE INSIDE AND OUT, 2 HOT WATER TANKS, CENTRAL VACUUM, WATER SOFTENER, TRANE HEAT PUMP, HEATED GARAGE, STORAGE ROOM & COLD ROOM.
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