

# **\$739,900 - 3919 Route 535**

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## **Listing ID: M160278**

**\$739,900**

5 Bedrooms, 4 Bathrooms, 2274 square feet  
Single Family

3919 Route 535, Cocagne, New Brunswick,  
E4R3G2

**\*\*\* STUNNING WATERFRONT CAPE  
COD STYLE HOME // GUEST HOUSE  
FOR INCOME POTENTIAL OR  
VISITORS // 2.55 ACRES // LARGE  
PAVED DRIVEWAY \*\*\*** Welcome to  
3919 Route 535 in Cocagne, this charming  
property nestled among mature trees and  
tranquil waterfront offers ample room for  
family and guests! Enjoy breathtaking views  
from your **PRESSURE TREATED WRAP-  
AROUND DECK** or **SCREENED-IN  
PORCH**. The main floor is highlighted by  
**SOARING CATHEDRAL CEILING**, and  
includes **MINI-SPLIT HEAT PUMP**,  
beautiful living room with stone fireplace  
extending to the top, eat-in kitchen with  
**CENTRE ISLAND, GRANITE  
COUNTERTOPS, GLASS BACKSPLASH**  
and **NEWER APPLIANCES**, bedroom with  
**DECK ACCESS**, 4pc bath, and  
**MUDROOM/LAUNDRY**. The top floor  
offers **ALL NEWER WINDOWS**, cozy  
sitting nook, spare bedroom, and primary  
bedroom with **WALK-IN CLOSET** and 3pc  
**ENSUITE** with **JETTED TUB** and  
**HEATED FLOOR**. The basement features  
another mini-split, family room, 4th  
bedroom with shiplap, 5th bedroom, 3pc  
bath, storage, **GENERATOR PANEL** and  
**PLUG**, sump pump, air exchanger and

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WOOD STORAGE ROOM. The main house also includes updates: siding, deck and sunroom (2020/2021); roof (2018), windows (2019), water pressure tank and well pump (2021) and offers a WOOD SHED and HUGE WORKSHOP. The guest house has a NEW ROOF, potential RENTAL INCOME or is the perfect PRIVATE VISITOR SPACE. It includes an eat-in kitchen, cozy living room, 3pc bath, washer/dryer combo, and versatile LOFT area. Make this peaceful retreat yours!  
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