

\$599,900 - 106 Cattail LANE

Listing ID: M160371

\$599,900

2 Bedrooms, 1 Bathrooms, 1100 square feet
Single Family

106 Cattail LANE, Cambridge-Narrows,
New Brunswick, E5T1J6

Nestled along the shores of the Washademoak, this exceptional lakefront property offers a rare opportunity to own an invaluable spot on the water with a ton of upgrades. The property boasts a North facing orientation, offering a 15 km view up the lake towards Cambridge Narrows, providing the perfect backdrop for both sunrises and sunsets. The property features sought after boating access to 200km of navigable freshwater in the Saint John River system, with easy entry points from Washademoak Lake, Grand Lake, Saint John River, Belleisle Bay and more. This cottage is enhanced with several upgrades, including a high-quality shingle roof installed in Aug/2022. Another valuable addition to the property is the dbl garage which provides ample storage space for vehicles, watercraft etc. With an investment of \$75k, this feature adds both convenience and security. Approx \$25k has also been invested in the construction of a surface water control and foreshore rock armoring systems eliminating erosion and flooding concerns and ensuring the integrity of the property for years to come. The bunkhouse provides ample space for guests featuring accommodations for up to 6, it comes equipped with an outdoor deck, shower

\$599,900 - 106 Cattail LANE

area, long with a porta-potty to enhance the overall functionality of this space. The property is surrounded by a mature forest, nearby recreational activities include fishing, hiking, birdwatching, & wildlife observation. Dont miss this opportunity to own a piece of paradise! (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: 19/06/2024 01:38:58 PM

Listing Office:Keller Williams Capital Realty