

\$479,500 - 1 Loon DR

Listing ID: M160732

\$479,500

3 Bedrooms, 2 Bathrooms, 1824 square feet
Single Family

1 Loon DR, Sackville, New Brunswick,
E4L3A5

LAKEFRONT CAPE COD JUST
MINUTES TO DOWNTOWN

SACKVILLE! This home is tucked into one of the most desirable neighbourhoods, with lake access directly from the backyard, and walking distance to a public park with playground, boat ramp, and beach. The main floor features a large foyer and living room, a spacious dining room or family room, a kitchen that opens onto a sitting room (or could be a dining area) with ductless heat pump and patio doors to the deck. Also on the main floor is a bedroom, walk-in closet, and adjoining bathroom. The second level has a large landing with ductless heat pump and skylight, full 3pc bath, and two fantastic bedrooms with a full wall of closets. The basement has a finished rec room with wood stove and ductless heat pump, a laundry room, utility room, and storage room. There is an attached 17x22ft garage and two driveways. Silver Lake is ideal for boating, kayaking/canoeing/paddle boarding, and this side of the lake tends to have calmer waters and the best part - fantastic sunsets. The neighborhood is also next to the rails to trails for walking and cycling and 3 km from the Tantramar Outdoor Clubs network of hiking and groomed cross country ski trails. Updates

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include: roof shingles (2016), dock (2021), chimney (2021), vinyl plank flooring (2021), insulation upgraded in attic, gable crawl space and basement (2021), whole house mini-splits (2021 - with a 10 year parts/labour warranty), hot water heater (2024). (id:24320)

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Listing Office:RE/MAX Sackville Realty Ltd.