

\$399,999 - 45 Augustin

Listing ID: M160869

\$399,999

3 Bedrooms, 2 Bathrooms, 1450 square feet
Single Family

45 Augustin, Neguac, New Brunswick,
E9G1A9

Have you been looking for an incredible opportunity for a homestead/hobby farm to call your own? If so, welcome to 45 rue Augustin Nord in the coastal village of Neguac, NB. The home property is sitting on 1 acre of land and an additional approximate 4 acres will be divided prior to closing. You will not be disappointed when you see the beautiful 100x100 vegetable gardens already growing along with 2 greenhouses fully planted and ready for the season (4 greenhouses in total). You are equipped with 4 outdoor hydrants, 2 wells on the property providing ample water for irrigation. That is not all, you will be surprised by the additional 74x44 barn on the property ideal for horses or a hobby farm lifestyle. This property offers everything you need for your very home homestead/hobby farm lifestyle. The home features an open-concept living and dining area, along with 3 bedrooms, primary on the main level with 2 bedrooms upstairs, 1 full bath on each level, a mudroom/laundry room area, along with an unfinished basement for potential growth. There are 2 new heat pumps installed in 2022. Real hardwood floors were refinished in Nov 2022, Vinyl tile in the kitchen was done in Nov 2022. A new metal roof will be

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completed prior to closing. This home is located just 20 minutes from Miramichi and just a short walk to the beautiful beaches. Call, Text or Email or contact your favorite REALTOR® today for a showing.
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