

# \$179,900 - 150 Francois RD

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## Listing ID: M161329

**\$179,900**

5 Bedrooms, 2 Bathrooms, 2192 square feet  
Single Family

150 Francois RD, Grand-Barachois, New  
Brunswick, E4P7M2

Welcome to 150 Francois Road in Grand Barachois! Tons of potential awaits a buyer with the right eye for opportunity! This home is divided into two sides, with the current owners living in one of them. The occupied side has a tiled entry-way with closet, two good-sized bedrooms, a full bathroom / laundry room, a large kitchen, and a very large family room with a beautiful picture window. It is move-in ready, and perfect for a family to begin life by the beach! The other side of the home is in disrepair, as the home was previously called a duplex but half of the second unit was improperly built. That unit was a 3 bedroom and currently exists, unusable. Owners hold a quote for removal of the three bedrooms and living room and closure of the exterior wall. Their plan was to turn the second unit kitchen and bathroom into a master suite, and turn the house into a large three bedroom, single family residence. Brand new roof on entire house (both units) put on in July of 2024. Also on the lot is an over-sized 27x35 double-car garage that is fully insulated with its own heat source and 9 foot tall garage doors. Just 6 minutes to Parlee Beach Provincial Park, a major tourist destination in New Brunswick; 6-10 minutes from grocery stores, pharmacies,

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and hardware stores, and 22 minutes to the airport in Moncton. Everything written here is to the best of the sellers' knowledge, but the house is being sold as-is where-is and all research is to be done by potential buyers.  
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Listing Office:RE/MAX Quality Real Estate Inc.