

# \$949,900 - 46 Clear View RD

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## Listing ID: M161392

**\$949,900**

2 Bedrooms, 4 Bathrooms, 3200 square feet  
Single Family

46 Clear View RD, Grand-Barachois, New  
Brunswick, E4P9B5

Welcome to your dream home with panoramic views of the Aboujagane River. The great room impresses with 12-foot tray ceilings, flowing seamlessly into a gourmet kitchen which features Labradorite Gemstone countertops, a breakfast bar, walk-in pantry, and top-tier stainless steel appliances. The master suite offers a luxurious retreat with a custom king-size bed, large walk-in closet, and a spa-like ensuite featuring a waterfall whirlpool tub, double sinks, and stone countertops. Entertainment is at the heart of this home, with a state-of-the-art home theater and a sound system throughout. The guest room includes a private retreat with 3-piece bath. The versatile second level features a bonus room with a Murphy bed and a 2-piece bath. Recent updates include a new roof (2021), a new septic tank (2014), two new sump pumps, and a new well pump (2024) for the 280-foot well. A 10 KW generator adds convenience and security. Outside, enjoy a gas BBQ and grilling deck. The property includes a triple-attached garage and a 24x24 detached insulated 2-bay garage with its own electrical panel. Beautiful interlocking patios and walkways complement the cedar exterior, while efficient geothermal heat pump technology

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enhances the homes appeal. (id:24320)

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