

\$659,900 - 2515 Route 535

Listing ID: M161419

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4 Bedrooms, 4 Bathrooms, 2160 square feet
Single Family

2515 Route 535, Cocagne, New Brunswick,
E4R3C8

Impressive Water View home sitting on over 2.5 Acres. Home has a new (2024) GEO THERMAL HEAT PUMP. As you open the front door you are greeted by a beautiful living room with vaulted ceiling and highlighted by a propane fireplace. On the left is a spacious kitchen with center island, lots of cabinets, dining nook, and a large bay window to enjoy the gorgeous view of Cocagne Bay. There is a formal dining room, main floor family room, primary bedroom with 5 piece ensuite bath including dual sinks, jet tub, and separate shower, a laundry/mudroom, and a full bath. On the second level there is a bedroom with its own 3 piece ensuite bath. The walk out basement is bright and offers an abundance of living space which includes a huge family room with woodstove, 2 bedrooms, plus a non-conforming bedroom or office, full bath, utility room, and a good sized storage room with overhead door leading to the backyard. This lower level could easily be an in law suite as it's plumbed for a kitchenette. Home has heated floors in the kitchen, nook, formal dining room, and main floor bathrooms. Central vac with kick plate in kitchen. Generator panel. Charming covered front porch with new railings and step, back decking was replaced, and new

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roof shingles in recent years. Lovely big backyard with plenty room for kids, pets, and gardening. This home has lots to offer. Contact your REALTOR® today.
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