

\$345,000 - 535 Ch Leblanc, Saint-Andre-Leblanc

MLS® #NB122018

\$345,000

3 Bedroom, 2.00 Bathroom, 1,724 sqft
Single Family on 19.81 Acres

N/A, Saint-Andre-Leblanc, New Brunswick

20 ACRES! Income potential! Heres your chance to live the country life you've been dreaming of. With all the space, setup, and flexibility to make it happen. Set on 20 beautiful acres of pasture, forest, and open sky, this property is already equipped with electric fencing, a two-stall two-story barn, a riding ring, and plenty of cleared pasture for animals, gardens, or building out your big ideas. Open a riding school. Add another barn and board horses. Blaze your own network of private trails. Start that hobby farm youve been dreaming about, or maybe a glamping business. Its all possible here! The farmhouse has charm and character, 2+1 bedrooms, 1/1 baths and the newer addition is well on its way to becoming a dreamy primary suite, with drywall and two radiant heaters already purchased. The main floor features a nearly finished full bath with a gorgeous oversized soaker tub. It's just waiting for your final touches. There's also a separate little shop building on the property that's insulated, wired (solar), and has its own propane stove as well as a separate driveway entrance. Think a tack shop, a fresh egg/vegetables/homemade bread/preserve shop, or even a weekend glamping check-in. The home has undergone a number of upgrades including a mudroom, new boiler, shelter outside the barn, new well pump, and more! The possibilities are truly endless with this incredible property. A separate entrance to the basement allows the potential for added INCOME! QUICK



Essential Information

Listing #	NB122018
Price	\$345,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,724
Acres	19.81
Type	Single Family
Sub-Type	Freehold

Community Information

Address	535 Ch Leblanc
Subdivision	N/A
City	Saint-Andre-Leblanc
Province	New Brunswick
Postal Code	E4P6B2

Amenities

Features	Treed, Hobby farm, Hardwood bush, Softwood bush, Balcony/Deck/Patio
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Interior

Heating	Propane Baseboard heaters, Hot Water, Radiant heat
# of Stories	2

Exterior

Exterior	Vinyl
Exterior Features	Partially landscaped
Foundation	Concrete

Listing Details

Listing Office	RE/MAX Avante
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