

\$385,000 - 2859 Route 535, Cocagne

MLS® #NB123269

\$385,000

2 Bedroom, 1.00 Bathroom, 1,937 sqft
Single Family on 5.24 Acres

N/A, Cocagne, New Brunswick

Click on link for 3D virtual tour of this property Welcome to 2859 Route 535 in Cocagne, a unique & charming property offering captivating water views, a new roof (2025) & development potential. Set on over 5 acres, this property offers 2 wells, 2 septs & 2 driveways. The property can also be subdivided, making it an excellent opportunity for future investment, an expansion, a small hobby farm or seasonal camper/RV site. The homes curb appeal is enhanced by its coastal setting & expansive lot. Step onto the wraparound 3 season porch to enjoy panoramic views of Cocagne Bay & refreshing coastal air. Inside, the main floor offers an open-concept kitchen & dining space warmed by a wood stove; spacious living room with lots of natural light flowing in from the multiple windows & a top of the line pellet stove for efficient year-round heating. A full bathroom & main floor bedroom/den complete the main floor. Upstairs, the loft features vaulted ceilings & stunning bay views, currently serving as a combined bedroom & office. Additional features include an oversized workshop with an insulated rec room that could be converted to a guest space, gardens, tool sheds, lots of storage, walking path, a large dog pen offering space for pets and/or small animals. This peaceful property is less than 30 minutes from Moncton & offers a unique blend of lifestyle & opportunity. Book your private tour today. LOT SIZE:243X907X246X940 (id:6289)



Essential Information

| | |
|----------------|---------------|
| Listing # | NB123269 |
| Price | \$385,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Square Footage | 1,937 |
| Acres | 5.24 |
| Type | Single Family |
| Sub-Type | Freehold |
| Style | 2 Level |

Community Information

| | |
|-------------|----------------|
| Address | 2859 Route 535 |
| Subdivision | N/A |
| City | Cocagne |
| Province | New Brunswick |
| Postal Code | E4R3E2 |

Amenities

| | |
|----------|---------------------------|
| Features | Treed, Balcony/Deck/Patio |
|----------|---------------------------|

Interior

| | |
|---------|---|
| Heating | Electric, Pellet, Wood Baseboard heaters, Stove |
|---------|---|

Exterior

| | |
|-------------------|------------|
| Exterior | Wood |
| Exterior Features | Landscaped |
| Foundation | Stone |

Listing Details

| | |
|----------------|---------------|
| Listing Office | RE/MAX Avante |
|----------------|---------------|



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Listing information last updated on October 14th, 2025 at 7:01pm PDT