

\$749,900 - 3398 Route 530, Grande-Digue

MLS® #NB123304

\$749,900

2 Bedroom, 1.00 Bathroom, 1,120 sqft
Single Family on 10.67 Acres

N/A, Grande-Digue, New Brunswick

Click on link for 3D virtual tour of this property Welcome to this exceptional 2021 built waterfront home, set on 10 acres with stunning views of Cocagne & the water. Built for year-round living, the property offers both a private retreat & an exciting opportunity for future development, with the land fully subdividable. A metal roof & engineered rock wall enhance durability & curb appeal. The second access to the water opens the door to a true recreational lifestyle; perfect for kite surfing, paddle boarding, kayaking & boating. Inside, the open-concept living space is flooded with natural light through expansive windows framing the water views. The kitchen features ample cabinetry, a generous island oriented to capture the scenery & a layout that flows seamlessly into the living room. Here, the Paloma propane fireplace adds warmth & comfort, making it an inviting space year-round. 2 spacious bedrooms & 4pc bath complete the main level. Comfort is assured with in-floor heating & a mini split for efficient climate control. A propane combi boiler heats water (on demand) and the floor. The property also includes underground wiring, an engineered septic system, exterior propane hook up on patio, 2 RV hookups with electrical, water & sewage connections offering plenty of space for guests or future expansion. Conveniently located minutes from local amenities, 20 min. to Shediac & 30 minutes to Moncton, this unique property combines waterfront living, privacy & significant



investment potential. (id:6289)

Built in 2021

Essential Information

Listing #	NB123304
Price	\$749,900
Bedrooms	2
Bathrooms	1.00
Square Footage	1,120
Acres	10.67
Year Built	2021
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	3398 Route 530
Subdivision	N/A
City	Grande-Digue
Province	New Brunswick
Postal Code	E4R5N9

Amenities

Features	Level lot
View	Ocean view
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Heating	Propane, Natural gas Heat Pump, Stove
Cooling	Heat Pump, Air exchanger
Fireplace	Yes
Fireplaces	Gas
# of Stories	1

Exterior

Exterior	Metal, Vinyl
Exterior Features	Landscaped

Foundation

Slab

Listing Details

Listing Office

RE/MAX Avante



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