

# \$499,999 - 3183 Route 118, Miramichi

MLS® #NB123654

**\$499,999**

2 Bedroom, 2.00 Bathroom, 2,116 sqft

Recreational on 1.14 Acres

N/A, Miramichi, New Brunswick

\*Stunning Waterfront Retreat with Income Potential in Prime Fishing Paradise\* Welcome to your dream property, perfectly positioned in the heart of the worlds best striped bass fishing area! This remarkable 2-bedroom, 2-bath home, complete with an office or den, offers not only a cozy living space but also an unparalleled lifestyle for fishing enthusiasts. Imagine stepping out onto your front lawn and casting a line, where thousands of striped bass are caught every spring and fall right off the shore. With guaranteed catches ranging from 3 to 20 pounds, your fishing adventures are just a few steps away. The property features a river channel deep enough to accommodate 30 ft boats, providing seamless access to the water and all the excitement it has to offer. In addition to the main residence, this property boasts a full garage and a spacious 2-bedroom, 1-bath apartment situated above. This additional living space is perfect for guests or can be utilized as an Airbnb, generating potential income of \$300 per night, plus a cleaning surcharge during the bustling fishing seasons. Dont miss out on this unique opportunity to own a slice of paradise with exceptional fishing at your doorstep and a fantastic income-generating potential. Whether youre seeking a family home, a vacation retreat, or an investment opportunity, this property checks all the boxes! BOAT LAUNCH & DOCKS SEEN IN LISTING NOT INCLUDED!\* NEW PROPERTY LINES BEING REGISTERED PER SNB BEFORE



## Essential Information

Listing #	NB123654
Price	\$499,999
Bedrooms	2
Bathrooms	2.00
Square Footage	2,116
Acres	1.14
Type	Recreational
Sub-Type	Freehold

## Community Information

Address	3183 Route 118
Subdivision	N/A
City	Miramichi
Province	New Brunswick
Postal Code	E1N6C8

## Amenities

Features	Recreational, Balcony/Deck/Patio
Is Waterfront	Yes
Waterfront	Waterfront

## Interior

Heating	Electric, Wood Baseboard heaters, Heat Pump, Stove
Cooling	Heat Pump

## Exterior

Exterior	Cedar shingles
Foundation	Concrete

## Listing Details

Listing Office	RE/MAX Quality Real Estate Inc.
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