

# \$59,900 - Lot 34 Off Green Road, Elgin

MLS® #NB123658

**\$59,900**

3 Bedroom, 0.00 Bathroom, 1,000 sqft  
Recreational on 3.92 Acres

N/A, Elgin, New Brunswick

## ESCAPE TO YOUR OUTDOOR

**PLAYGROUND!** Unwind on a few private acres with this charming recreational camp, ideally situated on ATV Trail 3303 (off Trail 3306) with a deeded right-of-way ensuring convenient, year-round access. Surrounded by lush forest, babbling brooks, scenic waterfalls, and just minutes from the beautiful Pollett River, this property is a paradise for ATVers, snowmobilers, hunters, and fishing enthusiasts alike. Built approximately 13 years ago, the camp features partial electrical wiring and a solid structure, ready for your finishing touches. The main floor offers an open-concept living space, along with a versatile room that could easily be converted into a bathroom. Upstairs, you'll find two generous bedrooms, perfect for accommodating family and friends. A drilled well is located on the property, though it hasn't been connected since the current structure was built. The property is being sold as-is, with no guarantee on the well's condition. With direct access to both ATV and snowmobile trails, this property makes for an ideal four-season basecamp for outdoor adventure. Plus, it comes with a registered land title, ready for new owners to make it their own. Bring your tools, your imagination, and transform this rustic getaway into your dream retreat! Call your favourite REALTOR® today to schedule a showing! (id:6289)

Built in 2012



## Essential Information

Listing #	NB123658
Price	\$59,900
Bedrooms	3
Bathrooms	0.00
Square Footage	1,000
Acres	3.92
Year Built	2012
Type	Recreational
Sub-Type	Freehold

## Community Information

Address	Lot 34 Off Green Road
Subdivision	N/A
City	Elgin
Province	New Brunswick
Postal Code	E4Z6L4

## Amenities

Features	Treed, Hardwood bush, Softwood bush, Recreational
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## Interior

Heating	Wood Stove
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## Exterior

Exterior	Vinyl
Exterior Features	Partially landscaped
Foundation	Block

## Listing Details

Listing Office	RE/MAX Quality Real Estate Inc.
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