

\$1,400,000 - 3090 Route 116, Salmon River Rd

MLS® #NB124247

\$1,400,000

6 Bedroom, 2.00 Bathroom, 2,252 sqft
Single Family on 272.00 Acres

N/A, Salmon River Rd, New Brunswick

Welcome to a truly rare and remarkable property offering 272 acres of unspoiled natural beauty nestled along the winding Salmon River. With over 8,500 feet of river frontage, this expansive and diverse property is a peaceful sanctuary where nature and opportunity meet. At the heart of the land sits a stately 6-bedroom century home, full of charm, character, and timeless craftsmanship the perfect anchor for a family estate. The home is surrounded by 272 acres of stunning riverfront, a blend of rolling pasture, open fields, and approximately 85 acres of well-established woodland, ideal for hiking, sustainable forestry and more. Fertile soil makes this property a grower's dream, with apple trees, thriving blueberry bushes, and open space ready for gardens. A natural sandstone rock pit offers further resource potential, while a peaceful pond+brook add to the landscape's rich ecological diversity. Wildlife is abundant here deer, birds, and other native species roam freely and the clear, skies offer breathtaking stargazing at night. Three outbuildings, including a large 24x18 garage and two additional utility buildings, provide ample space for equipment, storage, or workshop needs. Property is centrally located between Moncton+Fredericton and only 20 minutes from all amenities of Chipman, offering easy access or added potential business opportunities. Whether you're seeking a private escape, an income-generating rural venture, or a legacy property for generations to enjoy this



property has it all! (id:6289)

Essential Information

Listing #	NB124247
Price	\$1,400,000
Bedrooms	6
Bathrooms	2.00
Half Baths	1
Square Footage	2,252
Acres	272.00
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	3090 Route 116
Subdivision	N/A
City	Salmon River Rd
Province	New Brunswick
Postal Code	E4A3M3

Amenities

Features	Treed
Parking	Detached Garage
# of Garages	1
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

Heating	Electric Baseboard heaters, Other
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Exterior

Exterior	Vinyl, Wood
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Listing Details

Listing Office	Keller Williams Capital Realty
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