

# \$629,900 - 66 Briggs Cross Road, Lutes Mountain

MLS® #NB124647

**\$629,900**

2 Bedroom, 1.00 Bathroom, 1,879 sqft

Single Family on 2.00 Acres

N/A, Lutes Mountain, New Brunswick

Discover your perfect hobby farm lifestyle in Magnetic Hill! This charming property offers the rare combination of a 2-acre lot, barn with stalls, lush pasture, and electric fencing ready for your horses, livestock, or hobby farming dreams. Enjoy the best of both worlds with a country feel in the city, just minutes from all amenities. The well-designed bungalow features a spacious floor plan, including a bright living room with crown molding, a raised-oak kitchen with ample cabinetry, and a large dining area overlooking the private backyard. A cozy family room adds even more living space on the main floor. The primary bedroom, second bedroom, and a full family bath complete this level. The fully finished basement offers a warm, inviting family room with an airtight wood stove, plus an office/guest room, laundry, storage, and cold room. Heated primarily with wood (electric baseboard backup), the home is energy-efficient and comfortable. An attached single garage connects through a convenient mudroom off the kitchen. This property also includes 2 baby barn for added storage. If you've been dreaming of a hobby farm, this property has everything you need, barn and 2022 Lovol tractor with less than 300 hours on it. Attachments included: Lynx 70 inch snowblower, 48 inch bush cutter and hay forks. right in Magnetic Hill! (id:6289)

Built in 1993



## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | NB124647      |
| Price          | \$629,900     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Square Footage | 1,879         |
| Acres          | 2.00          |
| Year Built     | 1993          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 66 Briggs Cross Road |
| Subdivision | N/A                  |
| City        | Lutes Mountain       |
| Province    | New Brunswick        |
| Postal Code | E1G2X8               |

## Amenities

|              |                         |
|--------------|-------------------------|
| Features     | Treed                   |
| Parking      | Attached Garage, Garage |
| # of Garages | 2                       |

## Interior

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

## Exterior

|                   |            |
|-------------------|------------|
| Exterior          | Vinyl      |
| Exterior Features | Landscaped |
| Foundation        | Concrete   |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | 3 Percent Realty Atlantic Inc. |
|----------------|--------------------------------|



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Listing information last updated on October 25th, 2025 at 11:16am PDT