

\$7,580,000 - 1191 Route 785 Unit# 88, Utopia

MLS® #NB124676

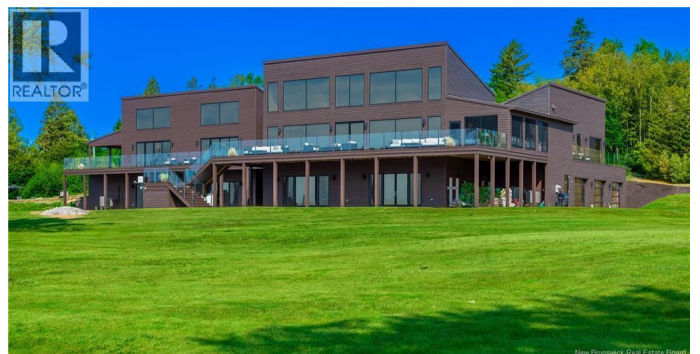
\$7,580,000

8 Bedroom, 8.00 Bathroom, 7,705 sqft

Single Family on 30.00 Acres

N/A, Utopia, New Brunswick

This 30+ acres masterpiece lakefront estate rests on the pristine shores of Lake Utopia, NB's second-largest lake, showcasing over 1,400 feet of sandy beach frontage within a private, gated community. The main house with just under 8000 sqft, features expansive glass walls that capture sweeping lake views with south-facing sunsets, while sleek modern architecture harmonizes effortlessly with the surrounding natural beauty. The exceptional property includes a stunning main residence plus a two-bedroom guest home, offering a total of 8 bedrooms and 7.5 baths, designed for ultimate luxury, privacy, and resort-style living. The main residence boasts a dramatic primary suite with a custom shower/central tub and spa-inspired finishes, a gourmet kitchen with stone counters, premium appliances, and an adjoining covered outdoor kitchen for year-round entertaining. Two world-class amenities include a saltwater infinity pool, hot tub, water park-sized slides, tournament-grade tennis court, and an oversized three-car garage. The lower level presents a spacious entertainment room, kitchenette, and guest quarters, perfect for multi-generational living. This is truly one of New Brunswick's most spectacular lakefront estates, offering an unparalleled combination of elegance, recreation, and breathtaking panoramic beauty. This property may also be purchased with adjoining parcels, MLS® NB124970 and MLS® NB125163/125165, offering an exceptional opportunity to expand ownership.



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Built in 2012

Essential Information

Listing #	NB124676
Price	\$7,580,000
Bedrooms	8
Bathrooms	8.00
Half Baths	1
Square Footage	7,705
Acres	30.00
Year Built	2012
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1191 Route 785 Unit# 88
Subdivision	N/A
City	Utopia
Province	New Brunswick
Postal Code	E5C2L3

Amenities

Features	Rolling, Beach
Parking	Attached Garage, Garage, Inside Entry, Integrated Garage, Underground
# of Garages	2
View	Lake view
Is Waterfront	Yes
Waterfront	Waterfront on lake
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Electronic Air Cleaner, Humidifier
Heating	Wood Heat Pump, Stove
Cooling	Central air conditioning, Air Conditioned, Heat Pump, Air exchanger
# of Stories	2

Exterior

Exterior	Cedar shingles
Exterior Features	Landscaped
Foundation	Insulated Concrete Forms

Listing Details

Listing Office EXIT Realty Specialists



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