

# \$699,900 - 22 Douglas Lane, Bass River

MLS® #NB125306

**\$699,900**

3 Bedroom, 2.00 Bathroom, 1,661 sqft

Single Family on 1.79 Acres

N/A, Bass River, New Brunswick

Welcome to 22 Douglas Lane in the highly sought-after Bass River, where serene waterfront living meets year-round recreation and a strong sense of community. This stunning 2022-built home offers 3 bedrooms, 2 bathrooms, and 1.79 acres with approximately 180 feet of river frontage, complete with your own private dock, beach, and a public boat launch just steps away perfect for boating, fishing, swimming, or relaxing by the water. Inside, enjoy 9-foot ceilings and an open-concept kitchen, dining, and living area with Samsung appliances, a pantry, laminate countertops, and a cozy wood fireplace, while the primary suite provides double closets, deck access, a 3-piece ensuite, and its very own coffee bar for the ultimate morning retreat. The unfinished but framed-in basement with 8-foot ceilings is ready for your personal touch, and modern systems such as a forced-air electric furnace with heat pump attachment and HRV system ensure year-round comfort. Additional highlights include a 20x24 detached garage, vinyl siding, insulated interior walls, and an above-ground pool. With a location that offers peace, privacy, and endless outdoor enjoyment, this property is the perfect year-round home or seasonal getaway in one of the most desirable spots along the river. (id:6289)

Built in 2022

## Essential Information



|                |                   |
|----------------|-------------------|
| Listing #      | NB125306          |
| Price          | \$699,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Square Footage | 1,661             |
| Acres          | 1.79              |
| Year Built     | 2022              |
| Type           | Single Family     |
| Sub-Type       | Freehold          |
| Style          | Bungalow, 2 Level |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 22 Douglas Lane |
| Subdivision | N/A             |
| City        | Bass River      |
| Province    | New Brunswick   |
| Postal Code | E4T0E4          |

### Amenities

|               |                           |
|---------------|---------------------------|
| Features      | Beach, Balcony/Deck/Patio |
| Parking       | Detached Garage, Garage   |
| # of Garages  | 2                         |
| Is Waterfront | Yes                       |
| Waterfront    | Waterfront on river       |
| Has Pool      | Yes                       |
| Pool          | Above ground pool         |

### Interior

|              |                                                         |
|--------------|---------------------------------------------------------|
| Heating      | Electric, Wood Baseboard heaters, Forced air, Heat Pump |
| Cooling      | Heat Pump                                               |
| # of Stories | 1                                                       |

### Exterior

|            |          |
|------------|----------|
| Exterior   | Vinyl    |
| Foundation | Concrete |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | EXIT Realty Associates |
|----------------|------------------------|



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