

# \$274,900 - 48 Heron Court, Bouctouche

MLS® #NB125571

**\$274,900**

2 Bedroom, 1.00 Bathroom, 945 sqft  
Single Family on 0.13 Acres

N/A, Bouctouche, New Brunswick

**NEW CONSTRUCTION // QUIET CUL-DE-SAC // AFFORDABLE.** Welcome to Heron Court in Bouctouche NB, a brand new, contemporary 2-bedroom townhouse tucked away on a peaceful dead-end street. Whether you're a first-time homebuyer, looking to downsize, or seeking a smart investment opportunity, this sleek and stylish home checks all the boxes. Step inside to discover a bright, open-concept layout designed for modern living. This home offers two generous bedrooms and a modern, well-appointed bathroom, making it ideal for couples, small families, or those looking for single-level living. Located in the heart of Bouctouche, you're just minutes from the marina, restaurants, shopping, schools, parks, and more combining the charm of small-town living with all the conveniences you need. Move-in ready and waiting for you, don't miss out! Please Note: Photos are sample renderings only. Topsoil and paved driveway are included in the purchase but come with no warranty or holdbacks. A new Civic, PID, PAN and postal code will be assigned on or before closing. Property taxes are based on vacant land. Contact your REALTOR® today for more details and to schedule your private tour! (id:6289)



New Brunswick Real Estate Board

Built in 2025

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | NB125571      |
| Price          | \$274,900     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Square Footage | 945           |
| Acres          | 0.13          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 48 Heron Court |
| Subdivision | N/A            |
| City        | Bouctouche     |
| Province    | New Brunswick  |
| Postal Code | E4S0E3         |

### Interior

|         |                                       |
|---------|---------------------------------------|
| Heating | Electric Baseboard heaters, Heat Pump |
| Cooling | Heat Pump                             |

### Exterior

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

### Listing Details

|                |                |
|----------------|----------------|
| Listing Office | Creativ Realty |
|----------------|----------------|



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