

\$1,359,000 - 14 Murray Lane, Oak Bay

MLS® #NB125779

\$1,359,000

6 Bedroom, 5.00 Bathroom, 4,500 sqft
Single Family on 1.59 Acres

N/A, Oak Bay, New Brunswick

This Cape Cod executive home is surrounded by trees and nestled between St. Andrews & St. Stephen, on 1.5 acres of ocean frontage in the quiet much sought-after Oak Bay. Extraordinary sunsets, occasional seal sightings, expansive green lawns, perennial gardens and fruit trees are abound. If the power goes out, the Generac keeps the entire property 100% powered. This home has it all with 4 large bedrooms, an upstairs office window with views of the water, a large 'ocean front yard', fenced back yard for dogs/youngsters, beach access from the property, welcoming neighbors, and located only 10 minutes from shopping, public indoor pool/sports facility, arena and schools. Other features on the main level include an extended kitchen, separate dining room with wood-burning fireplace, large living room with 4 skylights, primary bedroom/ensuite all with wooden floors. The highly efficient 1600' separate 2 bedroom Guest House with f/p, is perfect for multi-generational families or double your pension income as a hospitality entrepreneur, greeting interesting guests as much as you want, from across the globe. The walk-out lower level of this home is also set up as a legal 1 bedroom apt with its own fenced yard, perfect for additional income or for visiting family/guests. Present owners have verifiable \$100K+ income from guest accommodations. As a private family home or for generating an income stream, this property is a perfect family home/augmented retirement



pension option. Call today (id:6289)

Built in 1987

Essential Information

Listing #	NB125779
Price	\$1,359,000
Bedrooms	6
Bathrooms	5.00
Half Baths	1
Square Footage	4,500
Acres	1.59
Year Built	1987
Type	Single Family
Sub-Type	Freehold
Style	Cape Cod, 2 Level

Community Information

Address	14 Murray Lane
Subdivision	N/A
City	Oak Bay
Province	New Brunswick
Postal Code	E3L4H9

Amenities

Features	Treed, Sloping, Balcony/Deck/Patio
Parking	Attached Garage, Garage
# of Garages	2
View	Ocean view
Is Waterfront	Yes
Waterfront	Waterfront on ocean

Interior

Heating	Wood Baseboard heaters, Heat Pump, Stove
Cooling	Heat Pump

Exterior

Exterior	Cedar shingles, Wood shingles, Wood
Foundation	Concrete

Listing Details

Listing Office SUTTON GROUP AURORA REALTY LTD.



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