

# \$289,900 - 45 Prosser Brook Road, Rosevale

MLS® #NB128543

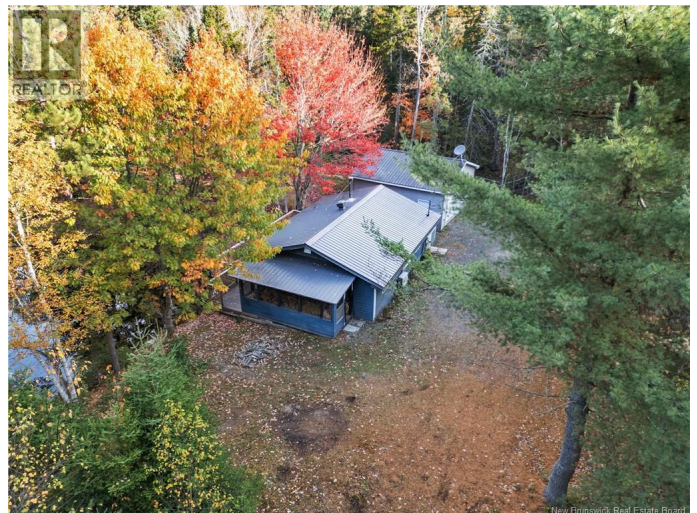
**\$289,900**

2 Bedroom, 1.00 Bathroom, 800 sqft

Single Family on 1.27 Acres

N/A, Rosevale, New Brunswick

Welcome to your own slice of serenity! Tucked away at the foot of Caledonia Mountain, this charming 2-bedroom, 1-bath home is the perfect blend of comfort, privacy, and natural beauty. Step out from either the kitchen or the primary bedroom onto the newer back deck, where your very own pond creates a picture-perfect view that changes with every season. Surrounded by mature trees, this property offers a peaceful retreat where the only sounds you hear are the birds and wildlife. Inside, you'll find updated flooring throughout and a bright, inviting layout that feels comfortable and instantly like home. A mini-split heat pump keeps the temperature just right year-round with the option to cozy up by the wood stove. The detached 24x24 garage offers ample space for storage or hobbies and includes a generator hookup for peace of mind. With 1.27 acres to call your own and access nearby to ATV and snowmobile trails, it's an outdoor lovers dream come true. Whether you're seeking a year-round residence or a quiet weekend escape, this property delivers the calm and connection to nature that's hard to find, all while just 30 minutes to Riverview and Petitcodiac. Come experience the stillness, the charm, and the sense of retreat, this is a place that needs to be seen (and felt) to be fully appreciated. Contact your favourite REALTOR® today to book a showing. (id:6289)



## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | NB128543      |
| Price          | \$289,900     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Square Footage | 800           |
| Acres          | 1.27          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 45 Prosser Brook Road |
| Subdivision | N/A                   |
| City        | Rosevale              |
| Province    | New Brunswick         |
| Postal Code | E4H1A4                |

## Amenities

|              |                           |
|--------------|---------------------------|
| Features     | Treed, Balcony/Deck/Patio |
| Parking      | Detached Garage, Garage   |
| # of Garages | 2                         |

## Interior

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

## Exterior

|            |                       |
|------------|-----------------------|
| Exterior   | Cedar shingles, Vinyl |
| Foundation | Wood/Piers            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|



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