

Gorgeous Home



11 Baybreeze Lane, Grand Barachois, NB, E4P 0Y7

Offered at \$499,900

MLS?NB112087-Welcome to Paradise! This charming year-round home, or perfect cottage getaway, is nestled in the serene Pointe aux Bouleaux, Barachois area, just minutes from Shediac, NB. With three public beach access points within a few minutes' walk, relaxation awaits at every turn. The home boasts a spacious foyer leading into a well-appointed kitchen, followed by a dining room and a great room with a breathtaking vaulted ceiling. The main level also features an updated 3pc bath and a cozy guest bedroom. Ascend the spiral staircase to the second level, where a walkway across the great room offers stunning ocean or starlit views from the lookout. The second floor hosts an updated 4pc bath and two bedrooms, including a primary room with versatile extra space for an office or living area. Outside, enjoy a fenced yard, storage shed, and \$13,000 worth of landscaping enhancements, including grading, hydroseeding, and a new fire pit and pad. Additional features include newer mini-split AC unit, upgraded insulation and ceiling finishes, freshly painted interiors, a newly gravel driveway, water softener and UV light systems, a newly drilled well, updated light fixtures, and a newly front deck. Plus, the entire house, shed, and doors have been professionally painted by Spray Net, backed by a 15-year transferable warranty. Optional Sure Connect generator hookup available through NB Power for a monthly fee of \$20. This property is a true gem awaiting discovery ? CALL TODAY!

3 Bedrooms

2 Bathrooms

1,540 sqft

0.19 acres (lot size)

Built: Unknown year



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