

# Lovely Home



## 3398 Route 535, Cocagne, NB, E4R 3K6

Offered at \$549,900

MLS#NB134238-Million-Dollar View! Welcome to your dream waterfront oasis! Nestled on a beautifully manicured 1.28-acre lot with approximately 126 feet of Water frontage on the Northumberland Strait, this well-maintained 3-bedroom, 2-bath home offers breathtaking panoramic views and an unmatched lifestyle. From the moment you arrive, you'll notice the double-wide paved driveway and exceptional curb appeal. Step inside through the spacious mudroom, and to your right, you'll find direct access to the oversized attached garage (23.4 x 22.7)? perfect for parking, storage, or even a workshop. The heart of the home is the bright, spacious kitchen, where a large window frames stunning water views?making dish duty a delight! The main level also features a generous living room, a separate dining area, a full 4-piece bath, and a convenient laundry room. Upstairs, you'll find three well-sized bedrooms, including a luxurious primary suite with private patio doors leading to a secluded deck with a hot tub?the ultimate relaxation spot overlooking the strait. A 2-piece bath completes the upper level. The property includes two sheds (one oversized), a charming waterside porch, with power hookup for a camper or trailer?ideal for guests or summer hosting. Recent upgrades include new siding, Roof shingles, Windows. 15 minutes from Shediac and 30 minutes from Moncton, this stunning retreat can be your forever home?or a high-end Airbnb rental opportunity. Don't miss your chance to own this slice of paradise.

4 Bedrooms

2 Bathrooms

1,480 sqft

1.28 acre (lot size)

Built: Unknown year



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