

# \$699,900 - 245 Mollins RD

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## Listing ID: M149031

**\$699,900**

3 Bedrooms, 3 Bathrooms, 1800 square feet  
Single Family

245 Mollins RD, Colpitts Settlement, New  
Brunswick, E4J2X1

Welcome to 245 Mollins Road, an 8+ acre hobby farm with over 400 feet of water frontage overlooking Little River. Since June 2021, the entire outside of the home has been upgraded. This includes all new windows, insulation, siding, soffit, eavestrough, entrances and veranda. As you walk through the covered veranda and enter the home, you are immediately drawn to the bright living room with french doors leading to the large back deck where you can sit in full sun all afternoon! You will notice an office to your right as you enter the home with a considerable amount of natural light. Continuing into the eat-in kitchen, you will find a generous amount of cupboard and counter top space with an abundance of natural light entering through the patio doors & large windows behind the dining area. This floor is complete with a laundry room as well as a half-bath. Ascend the carpeted staircase to the 2nd level to find the large master bedroom which features a 4pc ensuite bath as well as a walk-in closet. This floor also has two good sized bedrooms (one of which has a walk-in closet) and a 3pc family bath. The basement is unfinished with lots of storage room. Outside this home, you will find a 24' x 30' insulated 3 box stall horse barn which features a loft,

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running water and a heated tack room. 2 acres of fenced paddock, a fenced riding ring, a chicken coop, a dirt bike track and 4 raised garden boxes. This home is complete with a Generac system which can run the entire house. (id:33159)

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Listing Office: Keller Williams Capital Realty