

\$449,900 - 1940 Route 510

Listing ID: M152080

\$449,900

2 Bedrooms, 1 Bathrooms, 1370 square feet
Single Family

1940 Route 510, Main River, New
Brunswick, E4T1V2

****LOT TO BE SUBDIVIDED AT
CLOSING, NEW PID'S ASSIGNED****

Welcome to 1940 Rte 510, this property sits
on over +/- 82 acres of waterfront land.

Possibilities are endless. This bungalows
main level features a spacious entrance with
plenty of closet space, a large kitchen with
island & plenty of cabinet space, a dining
room area, large living room, 2 very good
size bedrooms & a full bathroom. The lower
level is unfinished giving you the possibility
to finish with your own taste & liking, it
features a large family room area along side
a bathroom. Home is equipped with metal
roof and is heated and cooled with a ducted
heat pump system for energy efficiency.

Outside you will find multiple garages, the
first one being 24x30 with a second level,
this is great for storing cars, ATV's,
snowmobiles, use as a workshop or storage
of potential farm equipment. The other
garage is 32x22 giving you extra room to
expand your operations. Over 80 acres of
WATERFRONT land, you heard that right
the lot meets the Richibucto river giving
you water access. Lot can be used as a
potential hobby farm, horses, chickens, or
use to garden & plant crops. Possibility to
have your own dock & park your boat on
your very own lot! Boat, jetski, kayak,

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canoe all from your very own yard.Both
ATV and snowmobile trails in the area &
also located in proximity to many amenities
including restaurants, convenience stores,
grocery stores, clinics, entertainment areas,
beaches, wharfs, pharmacies, hospitals.
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Listing Office:Exit Realty Associates