

\$734,900 - 3 Bocage ST

Listing ID: M152716

\$734,900

3 Bedrooms, 3 Bathrooms, 1900 square feet
Single Family

3 Bocage ST, Shediac River, New
Brunswick, E4R1C4

WATERFRONT on SHEDIAC RIVER with BOAT LAUNCH !! You can have it all right from your backyard! Property located at 3 Bocage on the Shediac River just 10 minutes from Shediac. This 1.55 acre (approx) lot offers Greenhouses, storage utility shed, boat house, tiny play house, firepit area, covered hot tub, patios, gardens and more! Open concept living/dining and Kitchen with NEW STAINLESS STEEL APPLIANCES with GAS RANGE & ARCHITECTURAL CEILINGS offers beautiful views of the river and tons of natural light from floor to ceiling windows. Cozy up inside with the wood-stove or step out on the deck for those warm mornings and watch the sun rise up over the river. The main floor also has laundry with special order heavy duty washer & dryer and 2pc bath. Side access to the attached garage adds to the convenience of this homes layout. Upstairs you will find a spacious Main bath with corner Jacuzzi tub, 2 nice sized bedrooms plus the primary bedroom with separate bonus room. Downstairs is a perfect layout for backyard adventures, with walkout basement and large family room, utility room, 3pc bath and office/bedroom(non conforming). Lots of character and charm in this home. Seller

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will offer a \$7,500 flooring allowance at closing. Call for your private viewing today.
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