

# \$449,000 - 1465 Route 475

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## Listing ID: M152748

**\$449,000**

5 Bedrooms, 3 Bathrooms, 2200 square feet  
Single Family

1465 Route 475, Bouctouche, New  
Brunswick, E4S4P5

Are you looking for a prime location WATERVIEW and WATER ACCESS? A potential Mortgage helper? Welcome to 1465 Rte 475. This home sits on a beautiful lot in Bouctouche Bay that has gorgeous panoramic Waterview. The home has an income generating In-law suite with separate entrance that is currently a vacation rental with Airbnb and could be a multi-generation or anything that may fit your needs. The house has been totally redone with care and quality, while preserving the cachet, very functional, well maintained, comfortable, with hardwood floors and well insulated. The main portion of the home features a kitchen with plenty of cabinet space, a formal dining area, large living room, half bathroom, and a gorgeous sunroom with propane stove, abundant windows giving you breath taking views of the ocean. The view of the surrounding nature will make living here, and even teleworking, most enjoyable. As a bonus it has its very own 4 seasons spa! The upper level has 4 bedrooms, an office or family room and a full bathroom alongside laundry. The in-law suite has a living room, a kitchen, a full bathroom with washer-dryer and a large bedroom. There is a detached garage, ideal for storing cars, ATVs,

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snowmobiles or use as a workshop. Enjoy year round water and nature, kayaking, paddleboard, fishing, ice fishing, birds watching, boating, skidoo, seafoods all from the proximity of your very own yard!  
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Listing Office:Exit Realty Associates