

# \$499,900 - 20 Sunview Lane West, Wuhrs Beach

MLS® #NB127417

**\$499,900**

3 Bedroom, 1.00 Bathroom, 1,328 sqft  
Single Family on 1.38 Acres

N/A, Wuhrs Beach, New Brunswick

Welcome to your waterfront retreat on beautiful Grand Lake! This gorgeous 3-bedroom, one-level home is nestled on 1.38 acres of private, flood-free land, offering approximately 185 feet of pristine water frontage perfect for boating, swimming, and enjoying all your favorite water sports. Inside, you'll love the bright and open-concept layout. The spacious living area features a brand new wood stove for cozy winter nights, complemented by ductless heat pumps that provide efficient heating and cooling year-round. The kitchen is the heart of the home with a functional island and brand-new appliances, perfect for cooking and entertaining. The home offers three generously sized bedrooms and a full bath with convenient in-home laundry. Patio doors lead out to a gorgeous back deck complete with an above-ground pool, a charming gazebo, and breathtaking views of Grand Lake. Your personal oasis awaits. The attached garage provides added convenience and storage, while the covered front concrete porch offers another peaceful spot to unwind. The well-maintained grounds are a gardeners dream, featuring established beds with blackberries, grapes, high bush blueberries, cherry, plum, and peach trees. Located just 45 minutes from Fredericton and less than 10 minutes from amenities and a local health centre, this is lakeside living at its finest, private, peaceful, and move-in ready. (id:6289)



Built in 2003

## Essential Information

Listing #	NB127417
Price	\$499,900
Bedrooms	3
Bathrooms	1.00
Square Footage	1,328
Acres	1.38
Year Built	2003
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

## Community Information

Address	20 Sunview Lane West
Subdivision	N/A
City	Wuhrs Beach
Province	New Brunswick
Postal Code	E4B4C2

## Amenities

Features	Balcony/Deck/Patio
Parking	Attached Garage, Heated Garage
# of Garages	1
Has Pool	Yes
Pool	Above ground pool

## Interior

Heating	Wood Baseboard heaters, Heat Pump, Stove
Cooling	Heat Pump
# of Stories	1

## Exterior

Exterior	Vinyl
Foundation	Concrete, Concrete Slab

## Listing Details

Listing Office	Keller Williams Capital Realty
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