



519-531 Otis Drive

MAIN HOME



BUNGALOW



PROPERTY HIGHLIGHTS

Rare opportunity for a bed & breakfast property located in Nackawic with water frontage on the Saint John River. This is a 2 for 1 special as there are two separate homes on this lot that offer a potential income opportunity. The main home is a 2-storey property with 5 bedrooms and 4.5 bathrooms. The main level welcomes you with a bright sun porch that leads into the open concept living and dining room. Next, you will find the galley-style kitchen and separate mudroom/laundry room. Two bedrooms and the main bathroom complete this floor. Upstairs you will find three bedrooms, each having its own heat pump and ensuite. Two of the bedrooms also have an extra living space that overlooks the water. The basement is partially finished with a rec room, half bath, and lots of storage space. Just steps away is the 2nd property with is a 2 bed/1.5 bath bungalow with a cozy wood stove that could be used as an Air BnB rental. The property offers approx. 250ft of water frontage and is located next to the Big Axe Brewery with is a popular local destination for outdoor enthusiasts to stop in for a pint. Both homes have seen extensive upgrades over the past couple of years with upgrades to roof, windows, bathrooms, heat pumps, flooring, and more.

UPDATES & NOTEABLE FEATURES

519 Otis Drive

- Windows - 2013
- All new plumbing - old pipes were removed and new plumbing was installed as we were building 3 new bathrooms. (2013)
- All rooms were insulated with soundproof insulation. (2013)
- New doors and trim (2013)
- 3 new heat pumps - each room has its own controls for air conditioning and heating
- New wood stove in the basement (installed by WETT Certified technician)
- Brand new chimney for both wood stove and the new wood pellet insert
- Wood pellet insert (2020)
- Heated ceramic flooring in 3 rooms upstairs (2013)
- New roof (2013)
- New dock (2013)

531 Otis Drive:

- Windows (2017)
- New roof (2018)
- New cedar walls (2018)
- New bathroom/piping and electrical (2018)
- New siding/insulation (2017)
- New flooring/kitchen
- New woodstove installed by WETT Certified technician

General:

- 3-car Garage - new red steel siding (2019)
- New submersible pump for the well was installed with the UV light in 2013.
- Large barn-garage - new roof (2018)



29+ ACRES

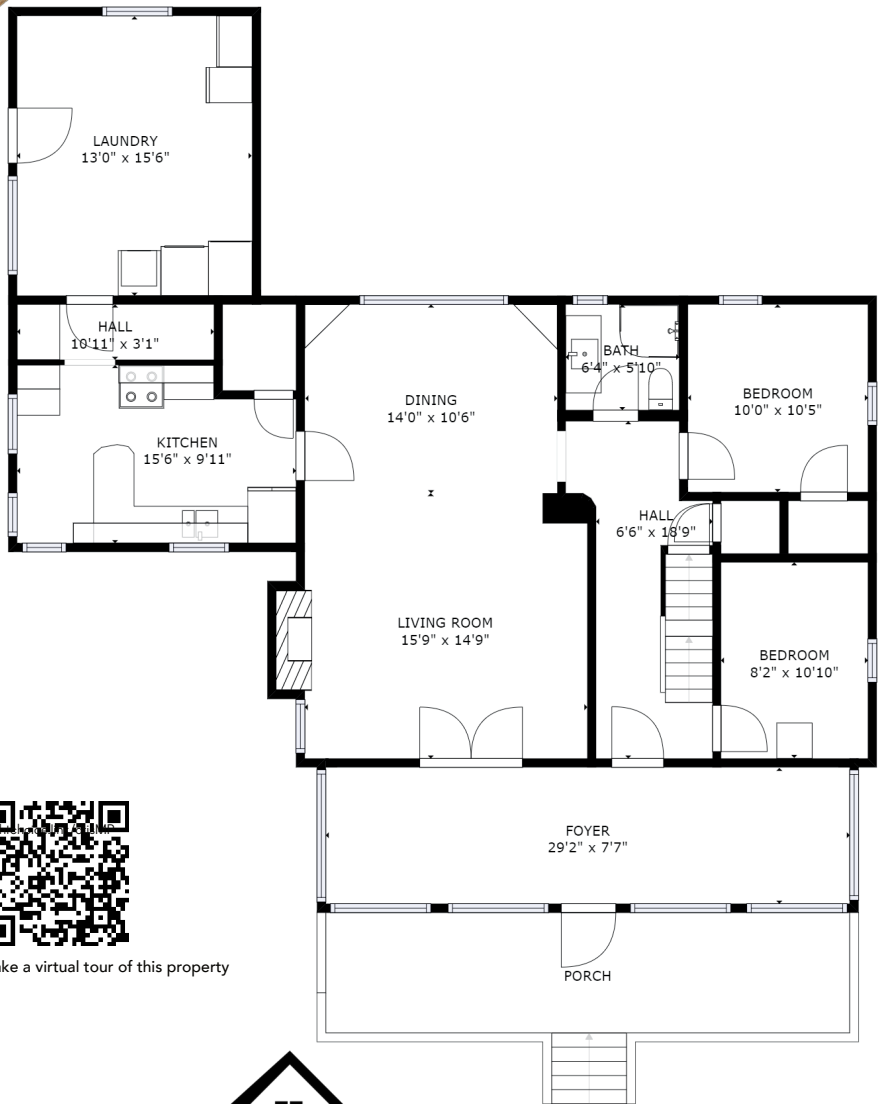
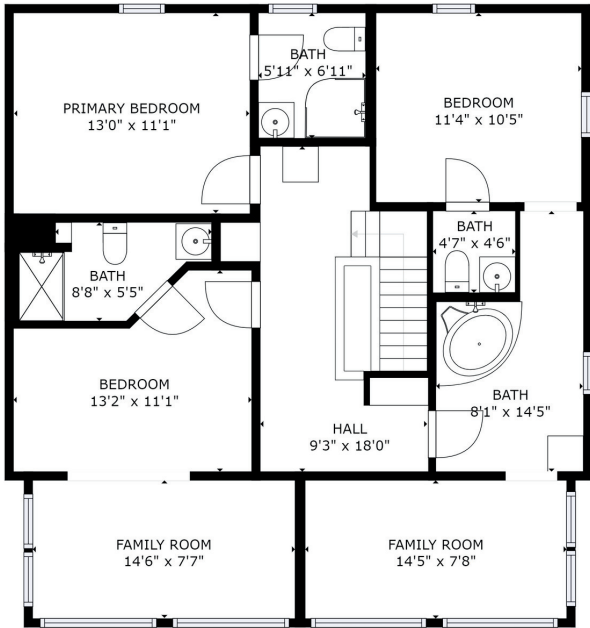


WATER FRONT



INCOME POTENTIAL

Property Taxes: \$3871.16 (2023)



Take a virtual tour of this property

GROSS INTERNAL AREA
FLOOR 1: 1358 sq. ft, FLOOR 2: 1456 sq. ft
FLOOR 3: 1027 sq. ft
TOTAL: 3841 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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