

# FABULOUS OCEANFRONT ACREAGE

24.21 acres near Sackville, New Brunswick



**Your chance to buy a rare 24.21 acres with 525 feet of shoreline!**

**This oceanview property provides phenomenal ocean views, superb privacy and a solid land investment.**



Enjoy the wide sandy beach at your waterfront



Savor the quiet pastoral countryside



Recreation galore! Beach walking, exploring, hiking, biking—summer and winter fun.

**Size:** 24.21 acres/ 97.974 m2

**Oceanfront:** 414 feet/ 126 m—straight line—or 525 feet/ 160 m along the shoreline

**Roadfront:** 411 feet/ 125,5 m along highway 935

**Services:** Electric power at lot line. Property is fully surveyed.

**Site Influences:** Good year-round road access. Panoramic, unobstructed ocean views. The topography is generally flat—a narrow forest trail leads to the waterfront. Your private forests consists of hard- and softwood trees—fir, spruce, tamarack, maple, beech and birch. Watch for abundant wildlife: white-tailed deer, moose, hare, partridge, and upland birds. This huge oceanfront parcel is located in unspoiled, peaceful surroundings—it's a naturalist's dream!

**Location:** Excellent location at Upper Rockport, Westmorland County, New Brunswick. A convenient 10 minutes drive from the charming university town of Sackville and town of Amherst.

**Sackville:** nestled on the western boarder of the famed Tantramar Marches, is one of those unique places where you will find the warmth and tranquility of a small town in combination with opportunities normally found in larger urban centers: Mount Allison University, schools, churches, business centers, historic buildings, hospital, museum, golf course, and much more. **Sackville is in the centre of the Maritime Provinces on the east coast of Canada and one of four Cultural Capitals of Canada for 2008.**

**Directions:** from Halifax (International airport) via Amherst to Sackville; then highway 935 south, about 100 m south of so-called Allen's Creek, to the land. Or, fly to Moncton and drive less than 40 minutes to the property.

**Potential:** A fabulous property for a year-round home, vacation cottage, retreat, hobby farm or horse ranch. Several great building sites! Subdivision potential.

**Asking Price:** \$129,000.      **Financing available.**      **Taxes:** \$285

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