

# 7 Hammond Court

Fully finished 2-story home tucked away on a quiet crt close to Fredericton and Oromocto. This custom-built home has over 3000 SQ feet of living space with the upgrade of a geothermal heat pump system. The home welcomes you with loads of curb appeal highlighted by a huge wrap around deck that is the perfect place to relax. The main level invites you into a spacious open living space with a custom kitchen featuring granite counter tops, ceramic backsplash, center island, SS appliances, eat-in dining area, and living room. Off this space you will also find a convenient half bath/laundry room, mudroom with access to the garage, and patio door access to the private back deck. Completing this floor is a formal living room and dining room. Upstairs you will find the main bathroom and three good sized bedrooms with the master have a full ensuite with double vanity and a tiled walk in shower with glass block wall. The finished basement offers even more living space with a massive rec room that has an entire wall of custom-built storage cabinetry. Down the hall you will find another full bathroom and den/office that is currently being used as a guest bedroom.

## Main Features

Type:

Fredericton Real Estate Listings, single family

Price:

\$384,900

MLS®#:

NB041338

Bedrooms:

3

Bathrooms:

4

Lot Size:

4455 SQ M

Age Of Building:

10

Property Taxes:

\$3,236

List of Inclusions:

Central Vac, Central Vac Accessories, Dishwasher, Dryer, Garage Door Opener(s), Microwave, Refrigerator, Stove, Washer, Window Coverings

## Additional Features

### Type

Single Family

### Style

2 Storey

### Exterior

Vinyl

### Flooring

Ceramic, Laminate, Wood, Other

### Foundation/Basement

Concrete, Fully Finished

### Interior Features

Air Exchanger, Central Vac, Ensuite, Fireplace(s), Microwave Rangehd

### Exterior Features

Deck

### Water

Well

### Sewer

Septic

### Heating

Air - Central, Forced Air, Heat Pump - Geothermal

## Other List

KITCHEN	MAIN FLOOR	11'9×20'7
DINING ROOM	MAIN FLOOR	14×11'9
LIVING ROOM	MAIN FLOOR	11'9×14'5
LIVING ROOM	MAIN FLOOR	14×12'9
LAUNDRY	MAIN FLOOR	7'9×5'7
BATH	2ND FLOOR	8'5×7'9

BEDROOM	2ND FLOOR	12'2×12'1
BEDROOM	2ND FLOOR	11'5×12
MASTER BEDROOM	2ND FLOOR	15'2×11'9
ENSUITE BATH	2ND FLOOR	8'6×11'9
REC ROOM	BASEMENT	19'3×25'5
UTILITY	BASEMENT	6'5×14'6
DEN/OFFICE	BASEMENT	11'4×13'5
BATH	BASEMENT	8'7×10'10