



# 16 FALLSVIEW LANE

MLS® #: NB097707







# WELCOME

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## T O Y O U R N E W H O M E

Welcome to your dream retreat just beyond the city limits! This stunning new construction home offers the perfect blend of modern luxury and serene countryside living. Situated on a spacious 2-acre lot, this property is approx. 15 min to Fredericton city limits.

As you step inside, you are greeted by a spacious mudroom area that leads you up to the open and airy floor plan. The gourmet kitchen features a walk-in pantry, stainless steel appliances, custom soft-close cabinetry, tiled backsplash, solid surface countertops, and a large center island with bar seating. The living area is thoughtfully designed for comfort and relaxation, with large windows offering panoramic views of the surrounding landscape. Sliding glass doors off the dining area lead you out to a convenient covered patio.

The spacious primary suite is a true oasis, complete with a walk-in closet and a luxurious ensuite bathroom highlighted by a glass door walk-in shower, soaker tub, and vanity with solid surface countertop.

Two additional bedrooms, a main bathroom, and a tucked-away laundry area complete this floor. The lower level offers an open canvas for your creative vision and will be the perfect place for extra living space.

Outside, the expansive 42x30 heated garage offers endless possibilities, whether you're looking to store your RV, boat, or classic car collection. With plenty of room for tools and equipment, it's also a great space for tinkering on projects or pursuing your favourite hobbies.









## DREAM KITCHEN

As part of the open-concept living area, this modern kitchen is impeccably designed with quartz countertops, white cabinetry, a contrasting island with bar seating, and a dedicated section for coffee brewing.



## THREE BEDROOMS

Two guest bedrooms with vaulted ceilings and a primary suite with all the features you want: plush carpet, a walk-in closet, ensuite bathroom with custom tile shower, large soaker tub, and extended vanity.

## READY-TO-FINISH

The lower level is wide open with plenty of large windows to make it what you need; add bedrooms, an office, a bar, a playroom, or just keep it as storage!



## PERFECT WORKSHOP

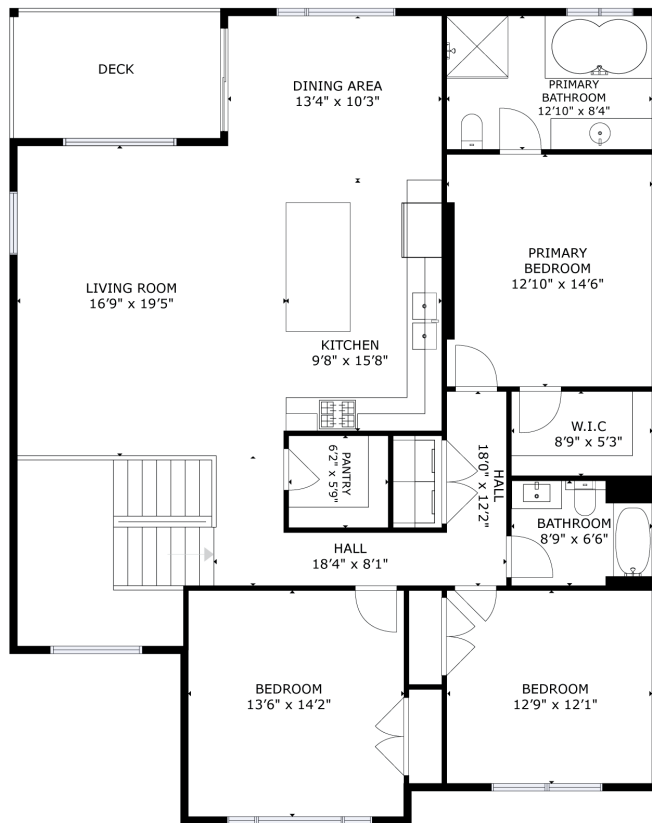
Closer to a warehouse than a garage, the 34' X 44' heated space includes a pellet stove, 12' X 12' entrance door with room and hook-ups for a large RV.





Scan the QR code to view the 3D tour of this home.

GROSS INTERNAL AREA  
 FLOOR 1: 1756 sq.ft, FLOOR 2: 1657 sq.ft  
 EXCLUDED AREAS: GARAGE: 613 sq.ft  
 TOTAL: 3413 sq.ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



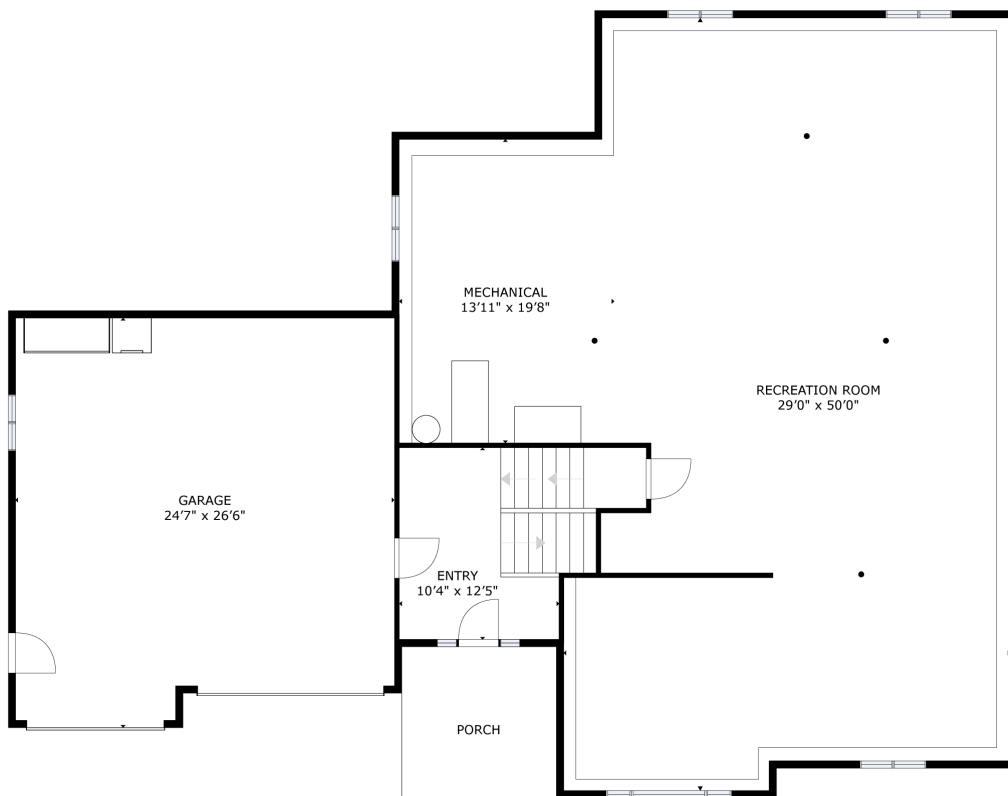
Main Level







Lower Level







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