

# 75 BRAMBLE WAY

MLS® #: NB098407



# WELCOME

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

Welcome to 75 Bramble Way, the epitome of modern living, meticulously crafted to impress with every square foot. Step into the foyer and make your way to the chef's kitchen. Adorned with stainless steel appliances, custom cabinetry, and solid surface countertops, this kitchen is sure to exceed all your cooking needs. A generous center island doubles as a breakfast bar, ideal for casual dining or entertaining. Adjacent dining and living areas flush with natural light, feature a custom entertainment center, with unique built-ins, setting this residence apart from the rest.

Upstairs, the primary suite offers a walk-in closet and an ensuite that feels like a spa, with two additional bedrooms, a full bathroom, and laundry this level is expansive and practical. The lower level offers space for the creative mind to make it their own. But that's not it!

So many upgrades have been made including, a steel roof, energy efficient ICF foundation, an extended garage offering ample space and convenience for various lifestyle needs. A sprawling concrete slab patio, perfect for outdoor entertaining. Additionally, custom built-ins add a touch of bespoke luxury, elevating this home to unparalleled heights. With its blend of meticulous design and exceptional upgrades, this residence stands as a true testament to modern living.





## DREAM KITCHEN

Upgraded kitchen includes full height white cabinetry, large contrasting island and quartz countertops. Open to the dining and living room this open concept design is perfect for entertaining.



## ROOM FOR ALL

Three bedrooms on the top level include two large secondary bedrooms, a laundry room, a main bathroom, and a primary suite with an impressive 5-pc ensuite bathroom and incredible walk-in closet.

## FULLY-FINISHED

Nothing left to do: move in and enjoy without thinking about future work. The lower level is finished with a large, open rec room and plenty of storage space for all your things.



## HIDDEN FEATURES

Built better than the rest: an ICF foundation and fully ducted heat pump system make for an efficient home year round with a long-lasting steel roof and concrete slab deck space.

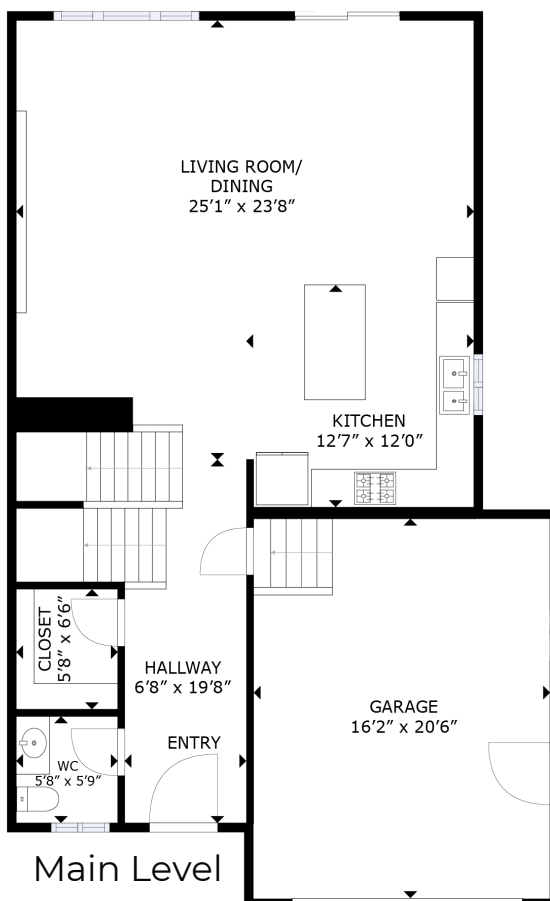




Scan the QR code to view the 3D tour of this home.

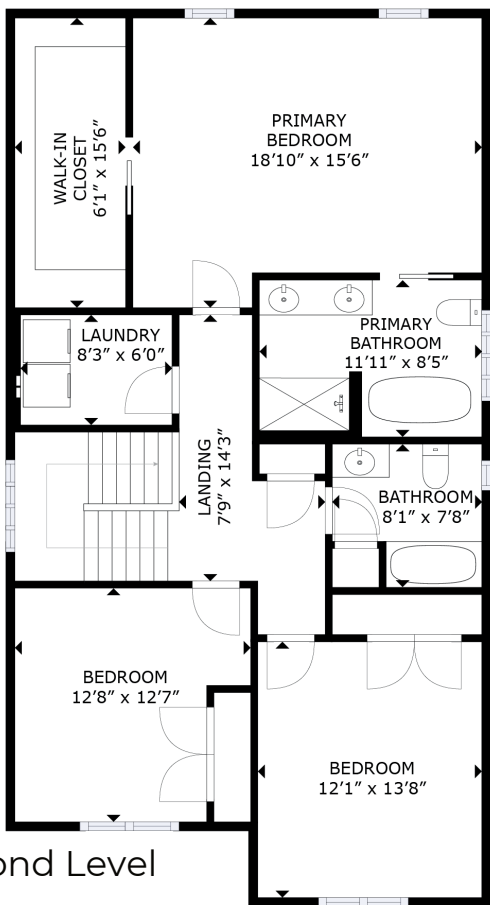
GROSS INTERNAL AREA  
BASEMENT: 807 sq. ft, 1ST FLOOR: 863 sq. ft  
2ND FLOOR: 1,122 sq. ft, TOTAL: 2,792 sq. ft  
EXCLUDED AREA: GARAGE: 328 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Property Taxes for 2023: \$4,694.61  
NB Power Equalized Billing: \$235/month

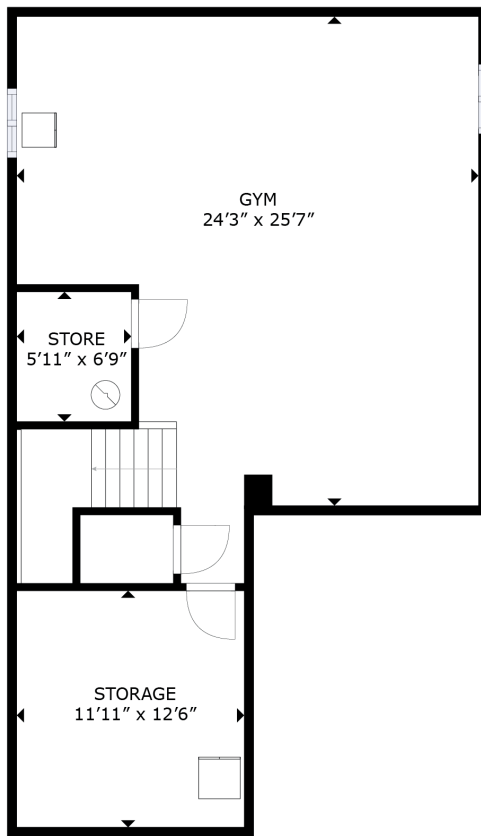


Main Level





Second Level



Lower Level





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