



# 40 WARREN'S LANE

MLS® #: NB101058



# WELCOME

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

Discover the ultimate lakeside retreat with this charming 3-bedroom, 2-bathroom waterfront home with a 20x12 storage shed. Situated on the serene shores of Oromocto Lake, this cozy home offers breathtaking views, tranquil living, and a perfect getaway from the hustle and bustle of city life. Whether you're seeking a seasonal escape or a year-round haven, this home has everything you need to create lasting memories.

The open-concept living area features large windows that frame stunning lake views and fill the space with natural light. The kitchen area with peninsula is the perfect place for family meals or entertaining guests. A wood-burning fireplace adds a touch of warmth and coziness for those cooler evenings.

Three bedrooms offer comfortable accommodations for family and guests, with the primary having its own ensuite. Step outside into the screened-in porch area that also leads to a spacious deck, ideal for outdoor dining, lounging, and entertaining. Enjoy your morning coffee as you watch the sunrise over the water or unwind with an evening drink as the sun sets. A private dock extends into the pristine waters, providing convenient access for swimming, fishing, and boating.

Your piece of waterfront paradise awaits. Equipped for all seasons, this home features heating and cooling all year long, ensuring a pleasant environment no matter the time of year.





## ROOM FOR ALL

This year-round home on Oromocto Lake is an escape from the city. With three bedrooms and two bathrooms, the whole family can enjoy the peace of lakeside living.

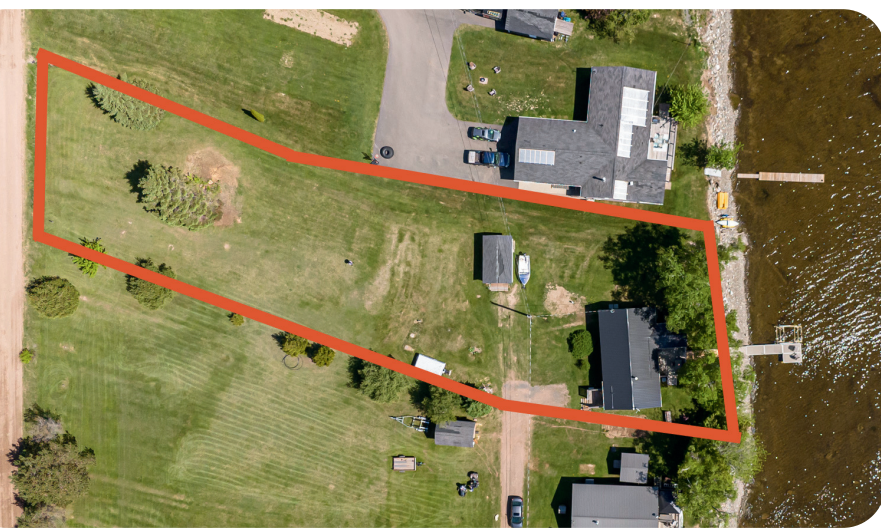


## MANY FEATURES

The extension added a third bedroom with ensuite bathroom. New flooring freshened up the living room area. A wood stove keeps the home cozy year round. A screened in patio has unmatched views of the water.

## LAKEFRONT HOME

So close to the water's edge you'll think it's a houseboat! Easy access to your private water frontage makes summers a blast; swim, boat, kayak... whatever you want to do is here for you!



## PERFECT LOCATION

With 2/3 of an acre, you have plenty of space to spread out. Whether this is your weekend retreat or permanent home, the short 40 minute drive to Fredericton is perfect while Harvey is just minutes away.

# AREA HIGHLIGHTS

## **North of Harvey**

Route 3 Automotive Car Repair & Maintenance  
Irving Gas Station (makes pizza on site)  
Atlantic Pewter next to Irving

## **Village of Harvey**

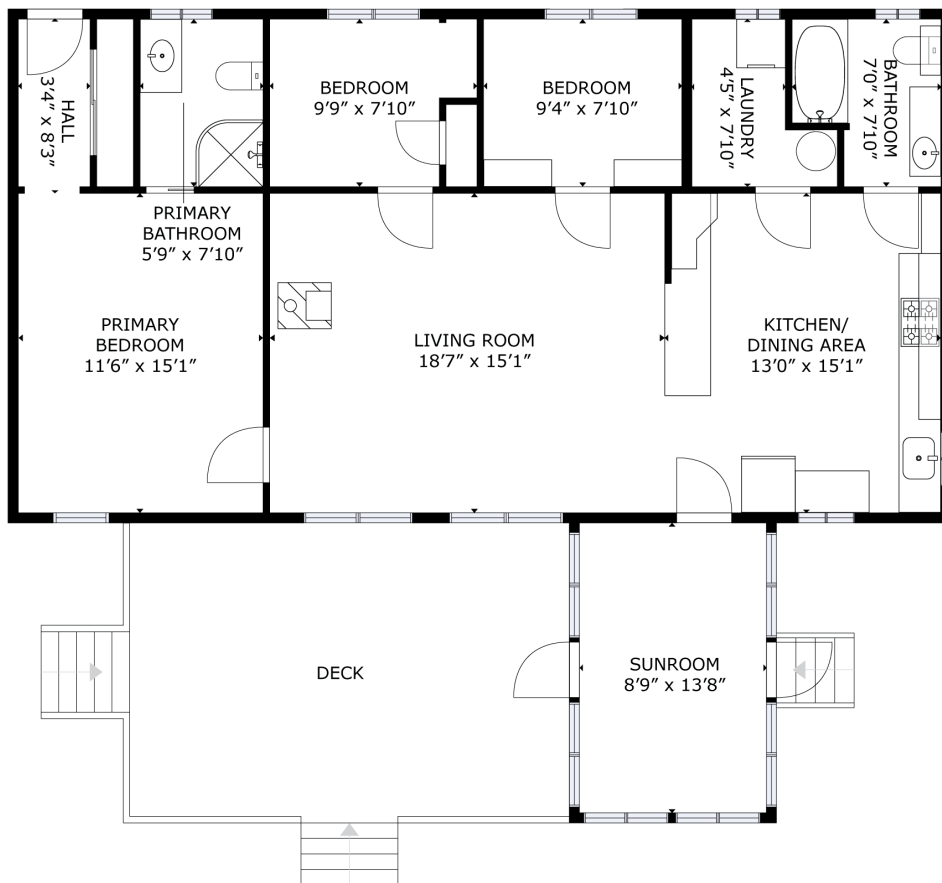
Royal Bank  
Pharmacy beside Black's Store  
Black's Grocery Store and Restaurant  
Smith's Grocery Store  
Post Office  
Curling Club  
Big Fiddle Still Craft Distillery  
Harvey Community Hospital  
Fire Station  
Harvey Elementary and Middle School

## **South of Tweedside on Highway 3**

Watson's Home Hardware  
Hairdresser next to Watson's  
Coles Recycling Bottle Depot

## **MacAdam**

Historic MacAdam train station  
Jack's Pizza and Donairs  
Independent Grocery Store  
Irving Gas Station  
Home Hardware  
TD Bank  
High School





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