



22 ARBOUR BROOK LANE

MLS® #: NB101758

WELCOME

TO YOUR NEW HOME

Maintenance-free living in the south-after neighbourhood of the Arbour Brook Ln subdivision. This beautiful garden home offers an exceptional blend of modern convenience and natural beauty.

Inside the home is an open Living room and dining area with a peek-a-boo window into the kitchen, ideal for hosting family gatherings and dinner parties. The classic galley-style kitchen layout maximizes space with two parallel solid surface countertops and a central walkway, ensuring everything is within easy reach. Ideal for both novice cooks and seasoned chefs, this design promotes an efficient workflow.

Hardwood flooring continues down the hall where you will find the spacious primary bedroom with cheater door access to the main bathroom. A 2nd bedroom or den/office is a great use of space and comes with patio door access to the private back deck. A convenient half bath/laundry room finishes this floor.

The unfinished basement offers lots of extra space and has many options for your creative mind. Additional features are an attached single-car garage, ductless split heat pump, and direct access to the Lincoln walking trail that will lead you downtown.

The \$225/month maintenance fee covers snow clearing of streets, parking areas, main entrance steps, grass cutting, grounds care, and landscaping.



STYLISH LAYOUT

The main level area is galley style kitchen with a pass through to the living/dining room space; perfect for connecting with friends and family.



HARDWOOD FLOORS

Beautiful hardwood floors in the main living area continue down the hall. Two bathrooms include one connected to the primary bedroom.

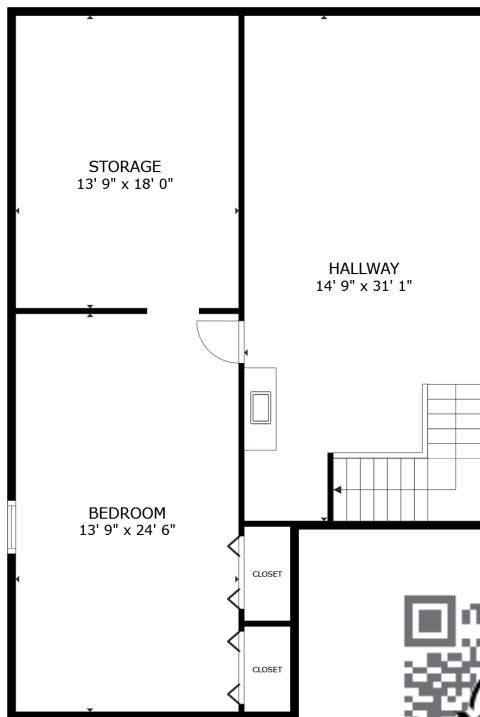
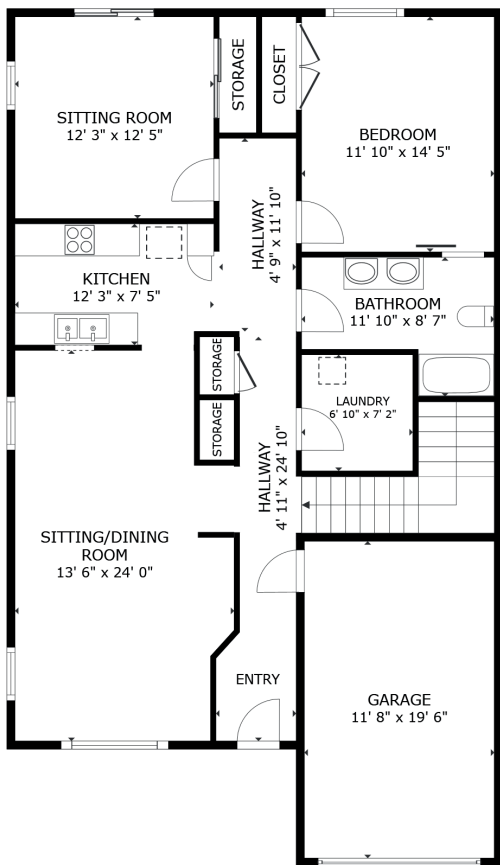
FULL BASEMENT

The basement provides lots of storage with many options for future development: a third bedroom, a large rec room or gym, and a third bathroom.



PERFECT LOCATION

On the edge of downtown, this community is ideal for those looking for a change of pace. Direct access to the Lincoln Trail and front porch water view.



GROSS INTERNAL AREA
 FLOOR 1 1,091 sq.ft. FLOOR 2 1,167 sq.ft.
 EXCLUDED AREAS : GARAGE 227 sq.ft.
 TOTAL : 2,259 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

