



207 DORA DRIVE

MLS® #: NB106798

WELCOME

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

This beautifully crafted bungalow blends modern comforts with Pinterest-worthy charm. Nestled on a quiet court, backing onto a private wooded area, this 4-bedroom, 3-bathroom gem features a cozy, open-concept layout filled with natural light.

Step inside to find light wood flooring, shiplap walls, and soft neutral tones that create an airy, tranquil atmosphere. The living room boasts a brick mantle with a gas fireplace and large windows, perfect for reading or relaxing. The kitchen is a true centerpiece, with white cabinetry, an appliance garage, convenient pot filler, a center island, and solid surface countertops. Vintage-inspired brass fixtures complete the look.

The adjacent dining area, highlighted by an accent wallpaper wall, creates a warm and inviting atmosphere for meals and entertainment. Expanding this open concept space is a 4-season sunroom flooded with natural light and highlighted by a shiplap ceiling, ductless split heat pump, and access to the back deck.

The primary bedroom is your private sanctuary, featuring a walk-in closet and a spa-like bathroom with a free-standing soaker tub, stand-up shower, and double vanity. Two additional bedrooms and the main bathroom complete this floor.

The finished basement offers a huge open rec room with lots of possibilities. The basement's decor mirrors the upstairs with wood accents, soft lighting, and curated touches. A dedicated laundry room, 3rd bathroom, 4th bedroom, and extra storage space complete this space.





SHOWCASE HOME

The main living area is packed with upgrades practical and visual. A custom kitchen with an appliance garage, Montauk Quartz countertops, custom range hood, and so much more. The 9-foot ceilings continue to the living room with a propane fireplace and mantle with custom cabinets



HIDDEN FEATURES

Many updates are out of sight but need recognition. The 4-season sunroom brings in passive heat with an insulated, heated flooring to keep you cozy. Basement ceilings are triple insulated, doors are all solid-core, and the ductwork has been insulated to reduce noise from the ducted heat pump.

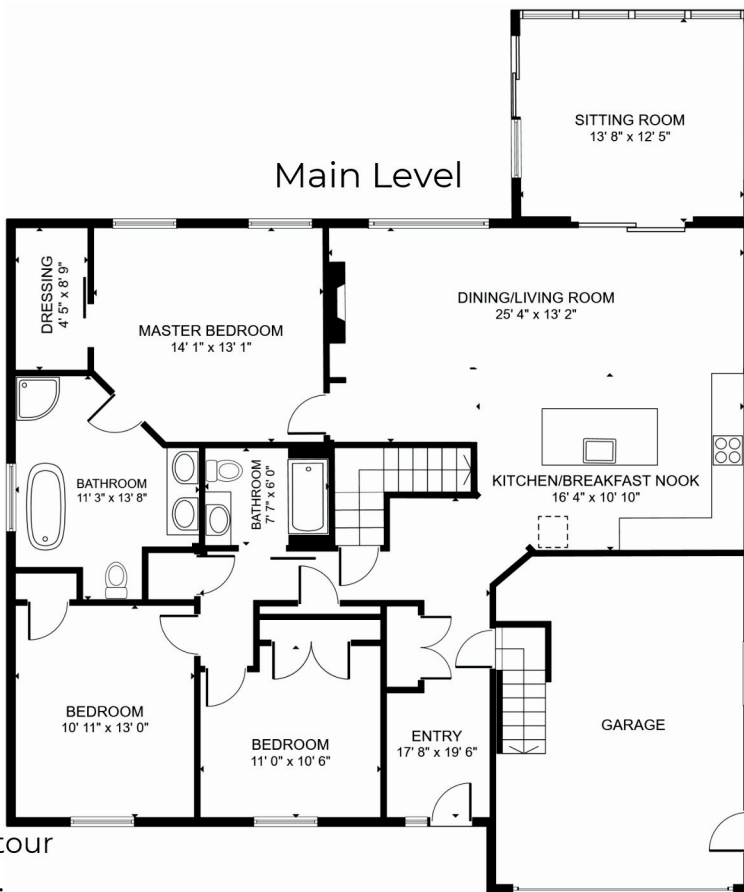
FULLY FINISHED

Every square foot of this home has been carefully thought out. The primary suite includes a five-piece ensuite bathroom and a walk-in closet. The dining area is defined with by modern lighting and a stylish feature wall. The lower level is finished with a full bathroom, laundry, flexible finished rec room, and storage.



LOCATION, LOCATION

Less than ten minutes to uptown or downtown Fredericton, Lincoln Heights is an ever-popular family-oriented neighbourhood. This home is tucked away at the end of a cul-de-sac for added privacy with a large yard backing onto woodland, playground with a pebble base, and a 12x24 detached garage.

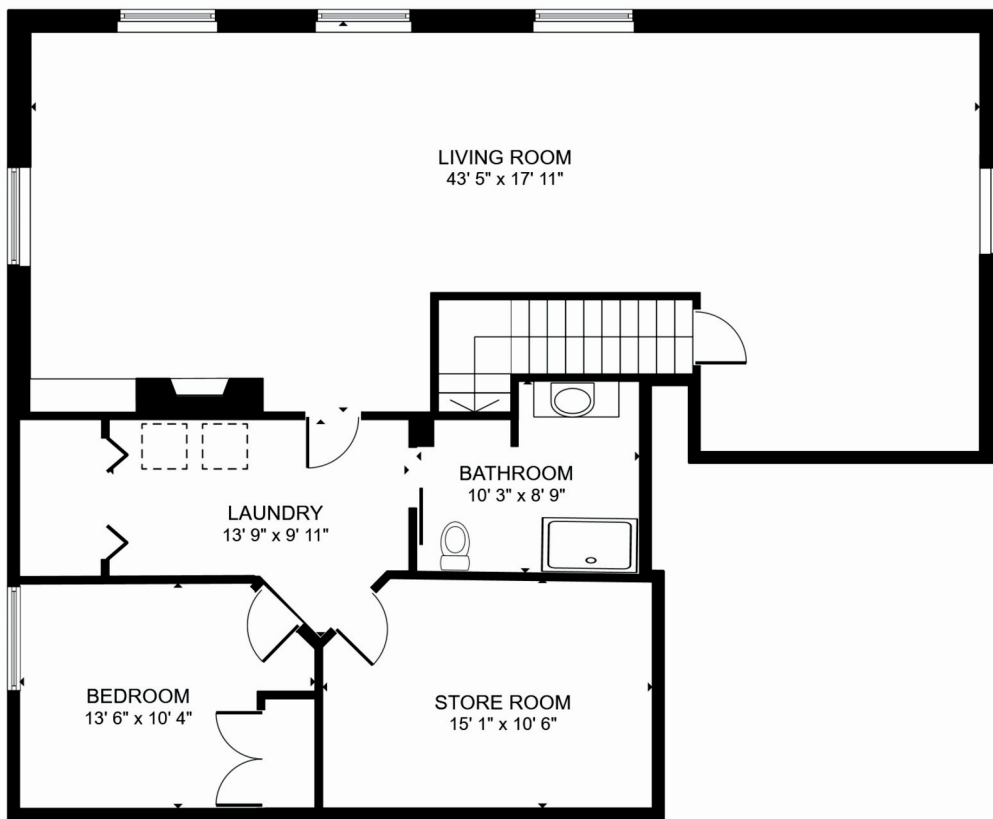


Scan the QR code to view the 3D tour of this home.





Lower Level





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