

# 74 ORCHARD DRIVE

MLS® #: NB107095

# WELCOME

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

This beautifully updated bungalow sits on approx. 1.5 acres within the city limits and is sure to impress. The main living area effortlessly connects the living, dining, and kitchen areas, making it perfect for entertaining and comfortable family living.

The kitchen is a chef's dream, featuring sleek cabinetry, modern appliances, butcher block countertops, and a subway-tiled backsplash. You will find that main bathroom and two bedrooms down the hall. The basement is fully finished and is complete with two more bedrooms, 2nd bathroom, laundry room, and lots of extra storage.

The backyard is a true oasis. A large back deck, accessible through a patio door, overlooks a serene yard with mature trees surrounding an in-ground kidney-shaped pool, creating your private retreat. The fenced pool area includes a perennial garden blooming with lilacs, peonies, roses, bleeding hearts, and hydrangeas. An additional fenced area offers a safe space for children and pets to play.

Beyond the yard, enjoy direct access to a network of trails perfect for snowshoeing, hiking, or mountain biking in any season. Summer brings a magical display of fireflies, while spring gifts you with beautiful blooms from apple, pear, and cherry trees, and delicious fruit in the fall. The neighbourhood also has a well-kept tennis and basketball court, and the playground and wading pool are just down the road from the house. Across Woodstock Road, you can access the Trans Canada trail to downtown, great for bikers!





# NOTE FROM THE OWNERS

"Silverwood is a wonderful neighbourhood to live in! It is filled with young families and it's own elementary school. A new, and incredibly yummy feature, is the Boulangerie Seoul which is amazing to walk to and grab a coffee and treat. The neighborhood also has a well kept tennis court and basketball court, and the playground and wading pool are just down the road from the house. Across Woodstock road, you can access the Trans Canada trail to downtown, great for bikers!

The backyard of 74 Orchard Drive is it's own oasis, a large deck that is an extension of the main living space, thanks to the patio door, overlooks a large yard with mature trees encompassing the in-ground pool to make you feel like you are in your own private paradise.

Within the pool fenced yard is a perennial garden which features lilac trees, peonies, rose bushes, bleeding hearts, hydrangeas and so much more! The additional fenced area is great for children and dogs to have more space and play away from the pool.

In the outer yard, there are 3 very special features; the first is the incredible show put on by hundreds of fireflies in the summer months, the second is the apple, pear, and cherry trees that bloom beautifully in the spring and the apples and pears are delicious when picked in the fall, the third and best feature is the direct access to the network of trails that are amazing to snowshoe, hike or mountain bike in any season.

The house has many updates that were designed to feel timeless, like the fireplace surround, the kitchen tiles and open shelving, and the locally made custom maple countertops. Some other favourites are the cozy wood furnace and the built in library."

## STUNNING DESIGN

Freshly painted main living area includes a stylish built-in fireplace surround. The kitchen has been remodeled with custom cabinets, open shelves, local maple countertops. A unique main level den for the perfect second-living space or a main bedroom

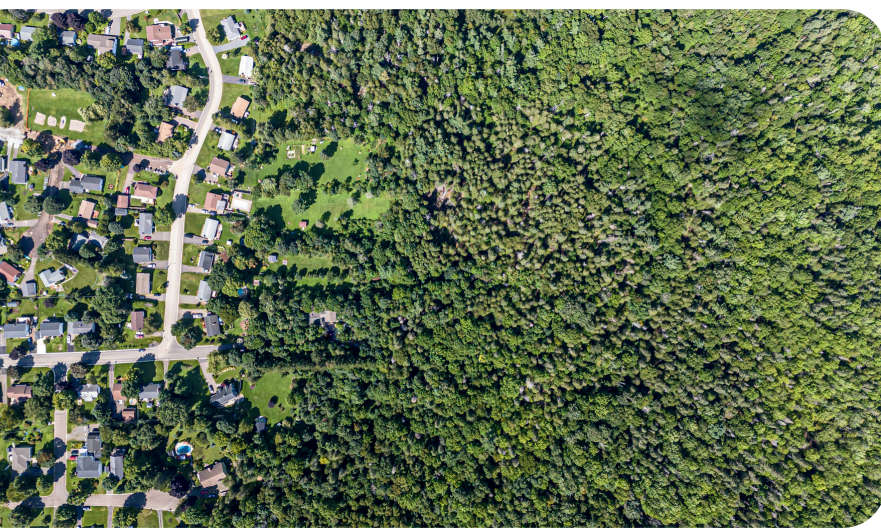


## FINISHED BASEMENT

Additional living space on the lower level is perfect for a large family with a full bathroom and two bedrooms. Redone in 2022 including new floor, trim, egress windows, lighting, electrical, and new doors (2023). New appliances are an added bonus!

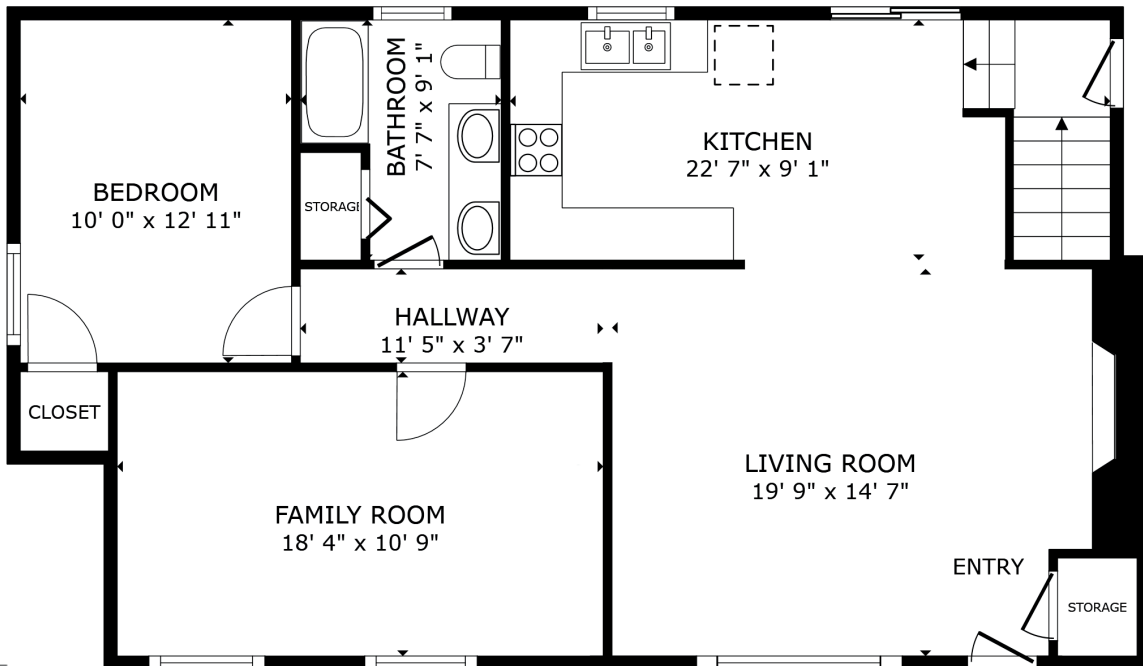
## BACKYARD PARADISE

The private yard is surrounded by mature trees. A 2022 built 10X12 shed, completed pool fence, and large back deck were the final touches to an outstanding backyard you won't find elsewhere in this price range. The large inground is a treasure.



## PERFECT LOCATION

A short drive or bike ride to all amenities Fredericton has to offer with a local Elementary school. Over 1.5 acres of land this close to the city centre is a prize feature. Enjoy hundreds of feet of woods with private trails for you and the family.

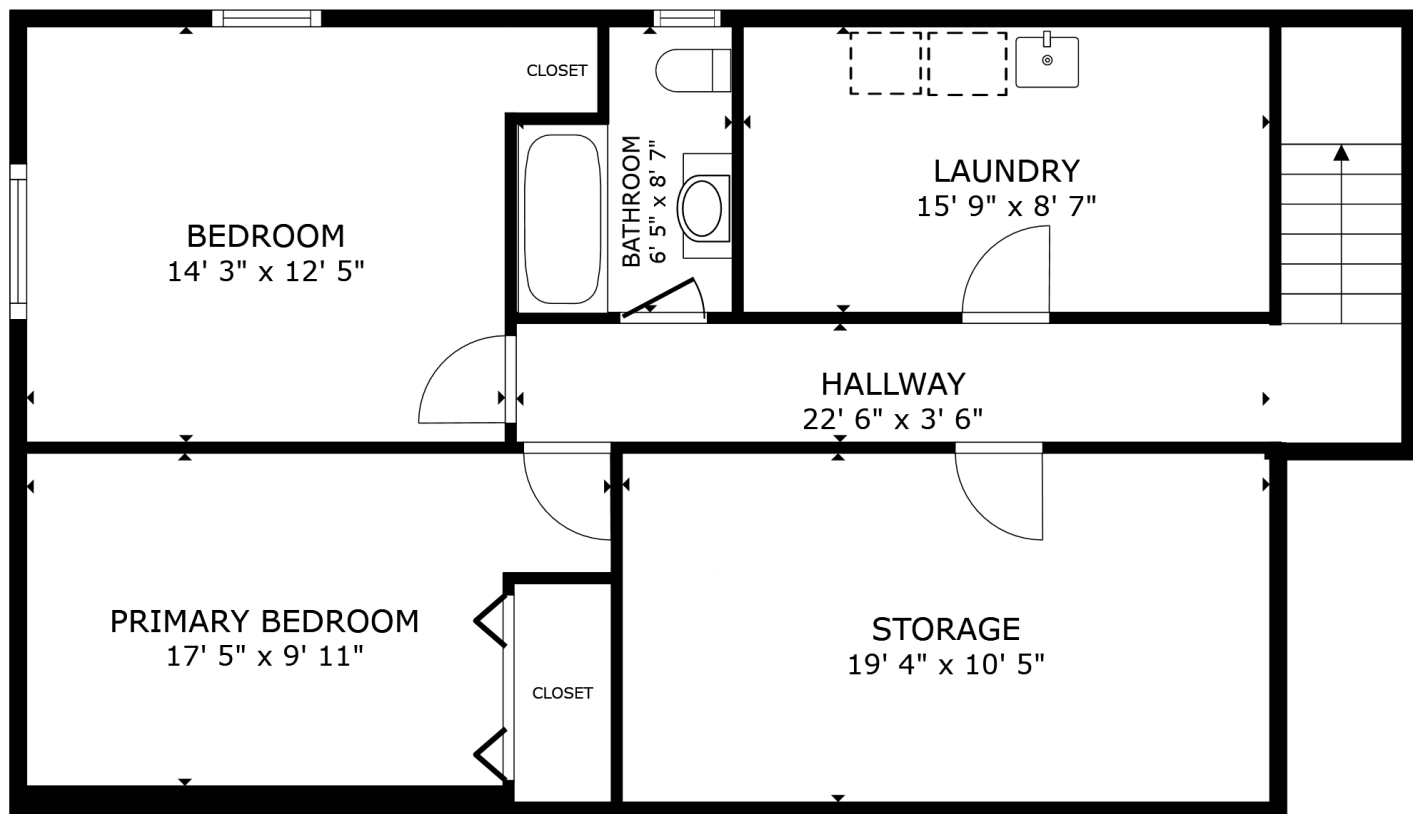


Scan the QR code to view the 3D tour of this home.

DECK

Main Level





Lower Level





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