

THE RIGHT CHOICE REALTY

# WELCOME HOME

Affordable modern townhouses in Silverwood, Fredericton, with stylish designs and hassle-free living. Comfort and convenience made simple!



TOWNHOUSES ON WESTWOOD DRIVE

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FREDERICTON, NEW BRUNSWICK



# LISTING DETAILS

If you're in the market for an affordable yet modern townhouse, look no further! These newly built homes combine style, convenience, and budget-friendly pricing, offering everything you need for comfortable living.

Located in Silverwood within Fredericton city limits, these townhouses feature stylish open floor plans that seamlessly blend the kitchen, dining, and living areas. Designed for both families and individuals, the airy layout enhances natural light, airflow, and sightlines, creating a bright and welcoming space ideal for everyday living and entertaining.

The second level features two bedrooms with ample closet space and large windows for natural light, offering a private retreat from the main living areas. A modern, thoughtfully designed bathroom with plenty of storage and a convenient stackable laundry space completes this floor, providing comfort and style for relaxation and daily routines.

Each home features 2 bedrooms, 1.5 bathrooms, energy-efficient appliances, a ductless split heat pump, high-quality finishes, a paved driveway, and a full basement that awaits your finishing touch. A monthly maintenance package of \$175/month covers your lawn and snow care all year long.

Whether looking for a cozy home or something with room to grow, these affordable townhouses are a smart investment. Contact us today for more information or to schedule a tour! any tax rebate goes back to the builder.







# FEATURES & DETAILS

A CLOSER LOOK AT WHAT MAKES  
THIS HOME SPECIAL AND THE  
WORK THAT HAS BEEN DONE

- 1-Year Full Warranty
- 10-Year New Home Warranty
- Durable Luxury Vinyl Plank Flooring
- Open Concept Main Living
- 2 Bedrooms, 1.5 Bathrooms
- Interior and End Units Available
- Basement with Egress Window
- Landscaped Lawn
- Paved Driveway
- Energy Efficient Construction
- Lawn Mowing and Snow Removal
- Back Deck with Privacy Divider
- Includes All Major Appliances
- Modern Pot Lighting
- Upper Level Laundry
- Ductless Mini-Split heat pump
- Air Exchanger System





## STUNNING KITCHEN

Everything you need in a modern kitchen. Included stainless steel appliances with a dishwasher for added convenience. Large back window over the sink lets in lots of light. Cabinets and cupboards provide lots of storage.



## EFFICIENT DESIGN

The second level includes two bedrooms with large closets and windows. The hallway closet is home to a stacked washer/dryer to make laundry as easy as possible. The main bathroom includes a large linen cabinet and shower/tub.



## ROOM TO GROW

Affordable three-level living means there is room to customize your space to meet your specific needs. An egress window allows for a third bedroom, design your dream office space, or construct the ultimate rec room!



## PERFECT LOCATION

Located on a quiet street in the sought-after neighbourhood of Silverwood, an ideal location for a growing family. A short drive or bike ride gets you to all major amenities the city has to offer and is within walking distance to school.







# *local* SCHOOLS



## ELEMENTARY

### **Kingsclear Community 3188 Woodstock Road**

Serves students from Kindergarten through Grade 5. As part of the Anglophone West School District, the school offers English-language programs and is led by Principal Marcie Connors. The dedicated staff focuses on guiding students to discover their personal strengths and grow into responsible, caring, and empathetic individuals



## MIDDLE

### **George Street 575 George Street**

George Street Middle School, located in the heart of Fredericton, New Brunswick, serves students in grades 6 to 8 with a focus on fostering academic growth, personal development, and community engagement. The school offers a dynamic learning environment with a wide range of extracurricular activities, including sports, arts, and clubs



## HIGH

### **Fredericton 300 Priestman Street**

Fredericton High School is one of the largest public secondary schools in New Brunswick, offering a diverse range of academic and extracurricular opportunities for students in grades 9 to 12. Located in the heart of Fredericton, the school is known for its strong commitment to academic excellence, athletics, and the arts.



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