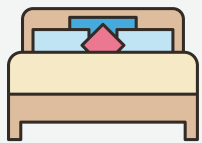


25 SANDCHERRY LANE

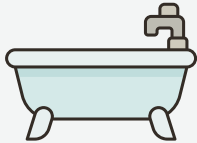
FREDERICTON, NEW BRUNSWICK

This beautifully designed home blends elegance and functionality, featuring an ICF foundation wrapped in 2" foam insulation for superior energy efficiency and noise reduction.

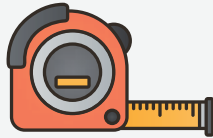




2 + 3
Bedrooms



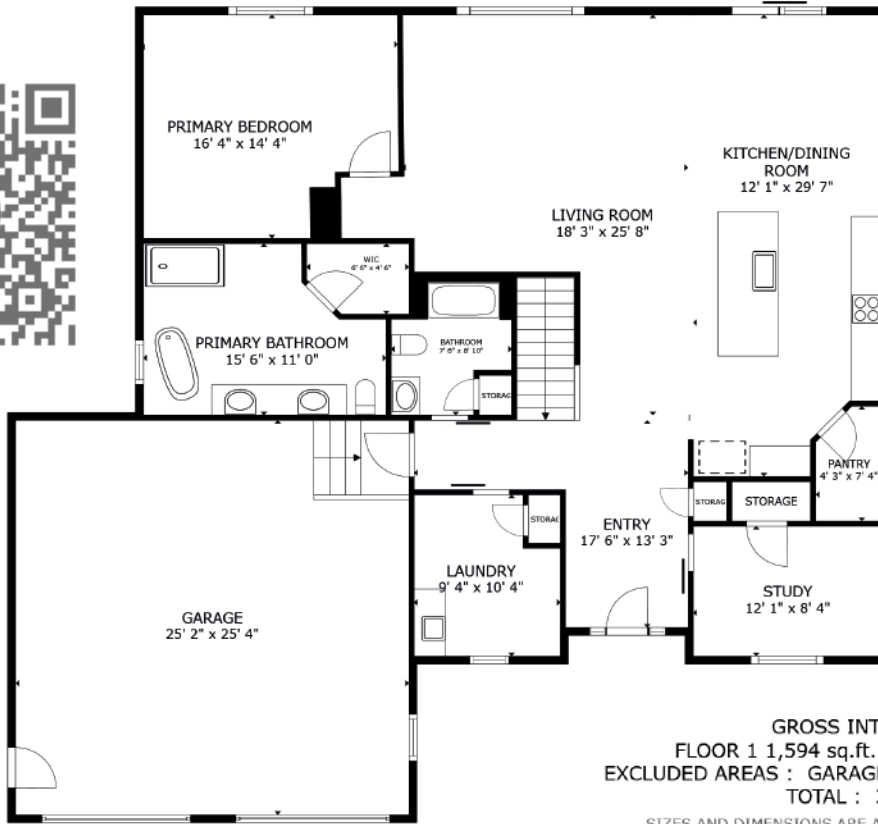
3 FULL
Bathrooms



3200
Square Feet

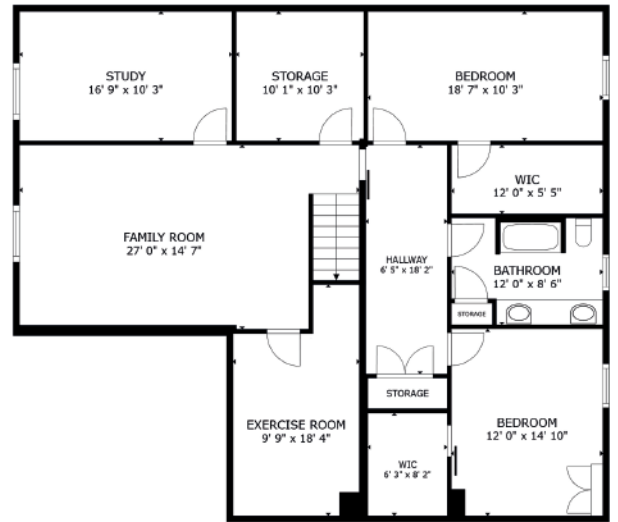
This beautifully designed home offers spacious living areas, including a finished basement with additional bedrooms and flexible space. A private fenced backyard and large attached garage enhance its appeal, while thoughtful features like energy-efficient construction and modern conveniences make it ideal for comfortable family living.





GROSS INTERNAL AREA
FLOOR 1 1,594 sq.ft. FLOOR 2 1,640 sq.ft.
EXCLUDED AREAS : GARAGE 636 sq.ft. PANTRY 29 sq.ft.
TOTAL : 3,234 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FEATURES & UPDATES

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

- ICF foundation for additional R-value and noise reduction
- Ducted heat pump with A/C
- Reverse osmosis filter in the kitchen
- Custom south-facing windows in the dining room and kitchen
- Kitchen with custom cherry wood cabinets and granite countertops
- Large pantry in the kitchen
- Italian porcelain tile in the kitchen area, foyer, and bathrooms.
- Custom lighting fixtures from the Lighting Gallery store
- Heated floors in the primary ensuite.
- Custom wood mantel over the electric fireplace in the living room.
- Custom cabinets and shelving in the mudroom.
- Soundproofing between the primary bedroom and living room.
- Fenced backyard with two gates, one on each side of the house.
- Privacy screen on one side of the back deck.
- Cedar hedge planted in the backyard that will grow 1-2 feet per year
- Other shrubbery on the property includes lilac and rhododendron
- 10x12 shed in the backyard.
- Large attached 26x26 garage with plenty of room for storage.
- Electrical outlet in the garage for generator plug.
- Large driveway that fits three vehicles.
- Two electrical panels in the house, one for generator access.
- Electrical panel on the back of the house for a future hot tub or pool.





LIVING SPACES

BRIGHT & OPEN CONCEPT DESIGN

This home features a stunning main level with a cozy living room with an electric fireplace. The finished basement expands the living space with additional bedrooms, a large family room, and a versatile den or office, perfect for family or guests. A unique layout that still provides plenty of space for your family.





KITCHEN & DINING

PERFECT SPACE FOR HOSTING

The heart of this home is the oversized kitchen, complete with custom cherry wood cabinets, granite countertops, and a massive 5 x 9 island with space for four bar stools. The counter-to-ceiling backsplash is a luxurious touch. A large pantry is a welcome design choice. The space seamlessly flows into the dining area, it's perfect for hosting meals and gatherings in style. Sliding patio doors provide access to the back deck overlooking the large fenced, landscaped backyard.



BEDROOMS & BATHROOMS

COMFORTABLE & SPACIOUS RETREATS

The bedrooms and bathrooms in this home are designed with comfort and luxury in mind. The primary suite features a spa-like ensuite with heated floors, offering a warm retreat on chilly mornings. The additional bedrooms are spacious and versatile, perfect for family, guests, or creating a home office. The finished basement includes two large bedrooms and a full bathroom, ideal for extended family or hosting visitors.



WHY WE LOVE THIS PLACE

A NOTE FROM THE HOMEOWNERS

“This home perfectly balances privacy and connection. Sitting on the back deck, surrounded by lilacs, Rhododendrons, and a growing cedar hedge, it feels like a peaceful retreat. The neighbourhood adds so much joy with its annual corn boil, Christmas Eve party, book club, and hockey pool.

Inside, the kitchen is our heart—perfect for gatherings around the large island with sunlight streaming in through the south-facing windows. From the custom wood mantel to the heated floors in the ensuite, every detail reflects the love we’ve poured into this home. It’s truly a special place to live. Mornings start with birdsong and the occasional wildlife. Oh, and New Maryland Elementary is just a short walk away.”



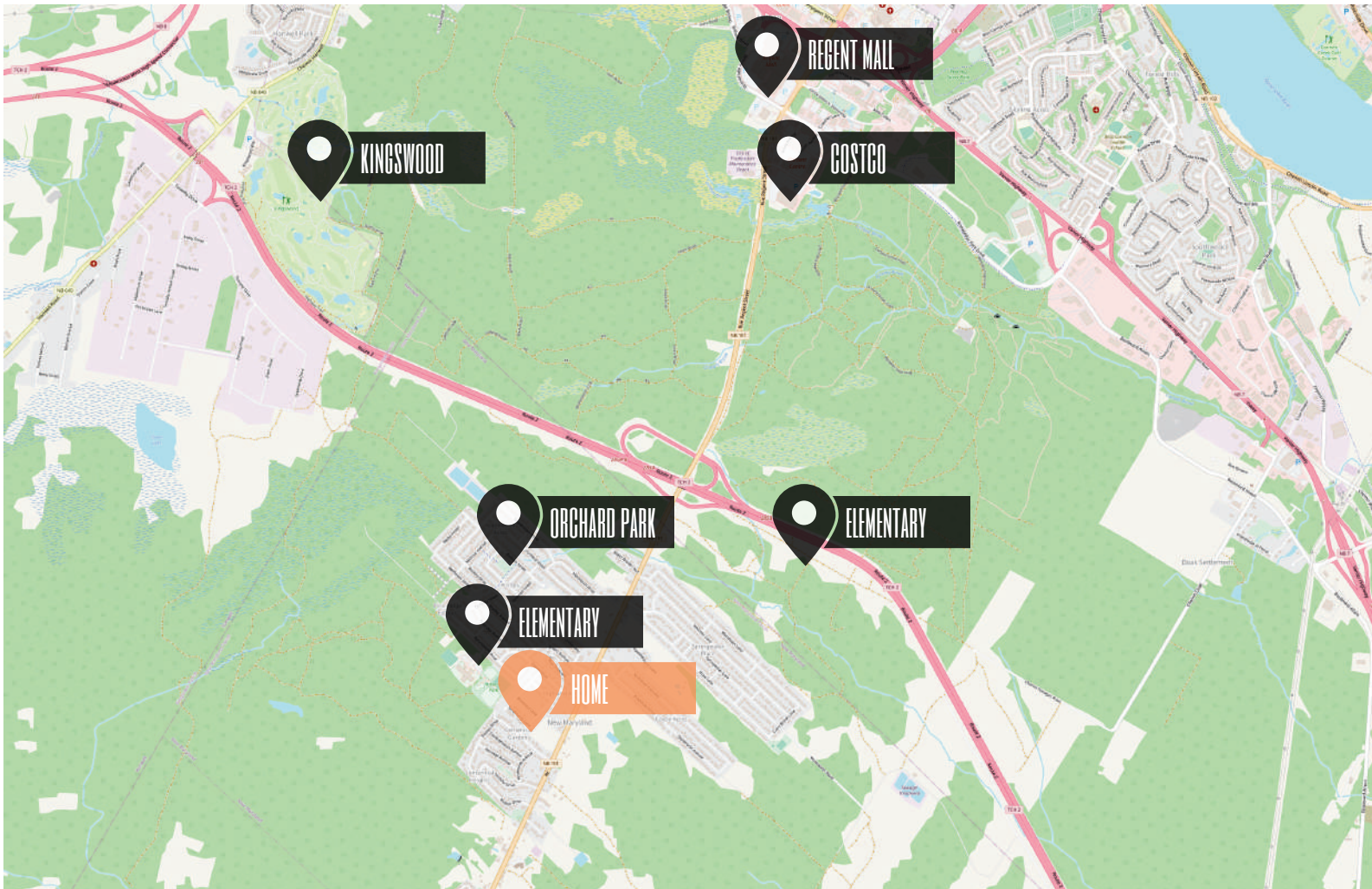
GRADES K - 5
New Maryland Elementary School



GRADES 6 - 8
Bliss Carman Middle School



GRADES 9 - 12
Fredericton High School



NEIGHBOURHOOD & SCHOOLS

COMFORTABLE & SPACIOUS RETREATS

New Maryland is a charming and welcoming community that offers the perfect blend of small-town tranquillity and convenient proximity to Fredericton, just a short drive away. Known for its family-friendly atmosphere, the area features excellent schools, including New Maryland Elementary, and safe, walkable neighbourhoods. The best of both worlds for those looking for something different!



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