

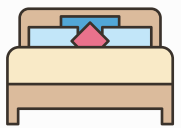
# 102 DANIEL DRIVE

NEW MARYLAND, NEW BRUNSWICK

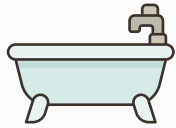
Beautifully maintained 4-bedroom, 2-bathroom raised bungalow on a spacious corner lot in New Maryland, offering bright open-concept living, modern upgrades, and a prime location near schools, parks, and shopping.



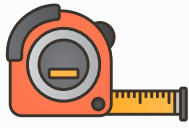




3 + 1  
Bedrooms



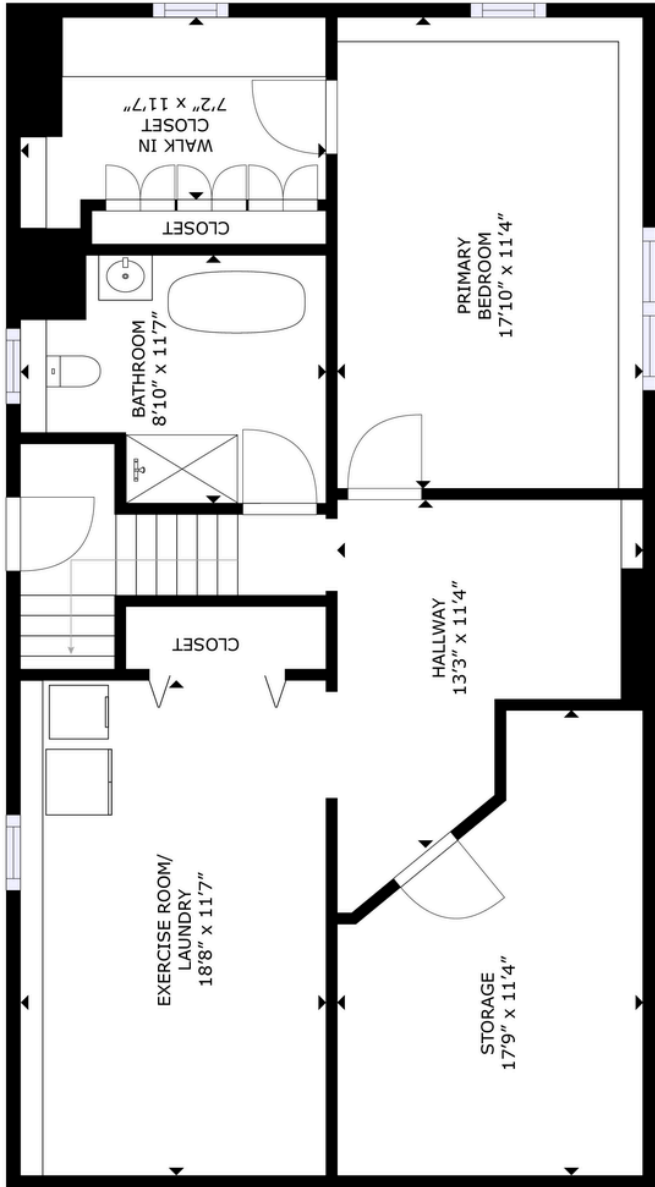
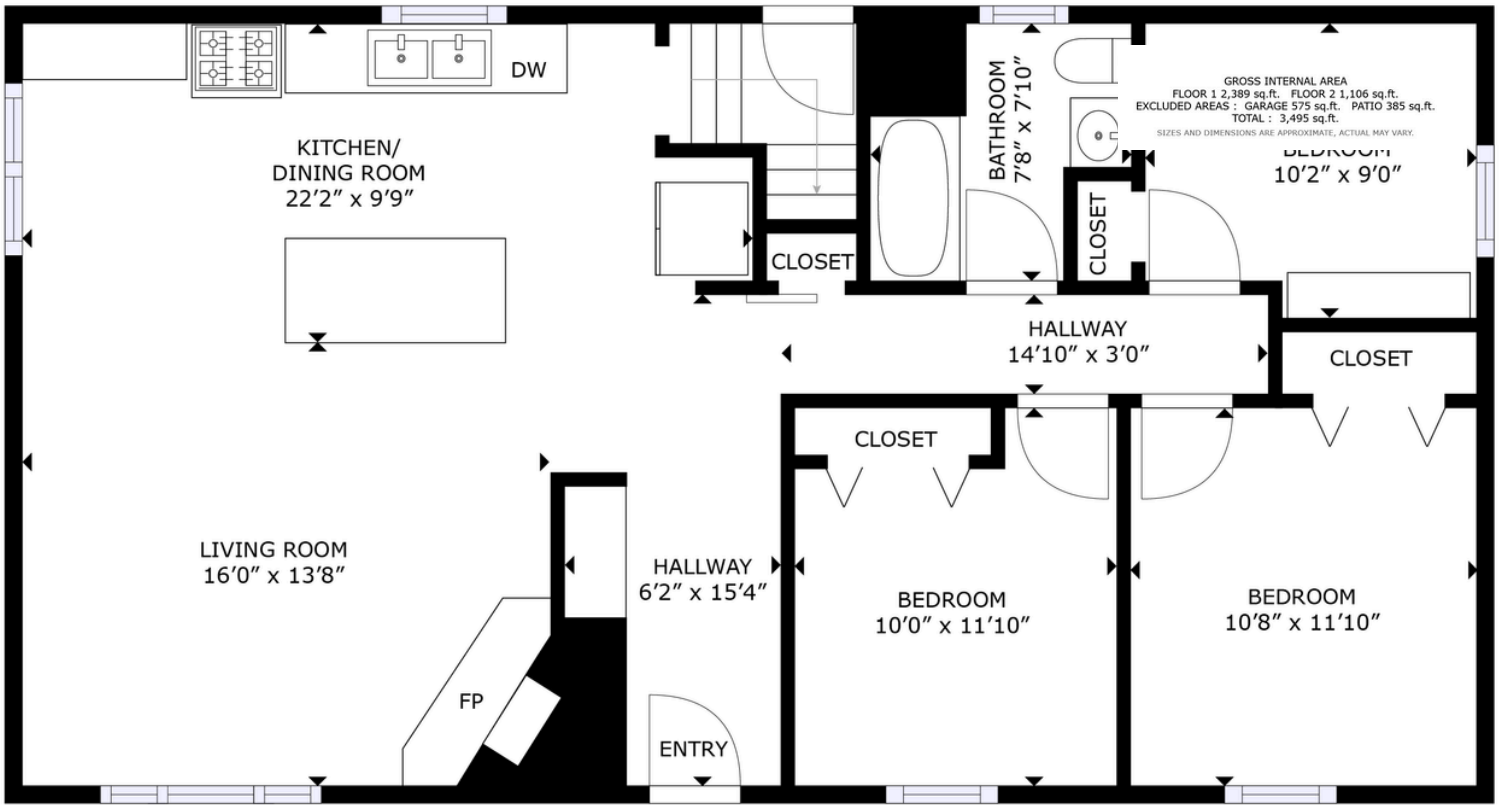
2 Full  
Bathrooms



2050  
Square Feet

This 4-bedroom, 2-bathroom raised bungalow in New Maryland offers bright open-concept living with a stylish kitchen, ductless heat pump, and a cozy decorative fireplace. The fully finished lower level features a spa-like bathroom, a spacious fourth bedroom with a massive walk-in closet, and a family room.





# FEATURES & UPDATES

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

- 4-bedroom, 2-bathroom raised bungalow
- Large corner lot
- Open-concept living space
- Bright with large windows
- Ductless split heat pump
- Decorative stone fireplace
- Stainless steel appliances
- Butcher block island
- Eat-in dining area
- Three main-floor bedrooms
- Ample closet space
- Fully finished lower level
- Cozy family room
- Spa-like bathroom with soaker tub & glass-door shower
- Spacious fourth bedroom
- Massive walk-in closet
- Extra storage room

## UTILITIES AND PROPERTY TAX

- Heating: Electric Baseboard and Ductless Heat Pump
- Cooling: Ductless Heat Pump
- Property Tax Cost: \$3421.35 for 2024





# MAIN LIVING SPACE

## BRIGHT & OPEN CONCEPT DESIGN

Features large windows that fill the room with natural light. A decorative stone fireplace adds charm, while the open-concept layout seamlessly connects the living room to the stylish kitchen. The kitchen boasts stainless steel appliances, a butcher block island, and an eat-in dining area—perfect for gatherings.





# BEDROOMS & BATHROOMS

## COMFORTABLE & SPACIOUS RETREATS

The main floor offers three spacious bedrooms, each with ample closet space and natural light. A full bathroom completes this level, providing convenience for the household. A fourth bedroom, currently used as the primary suite, boasts a massive walk-in closet, offering both comfort and functionality.







# LOWER LEVEL

## FOR WHATEVER YOU NEED

The fully finished lower level expands the home's living space, featuring a cozy family room perfect for relaxation. A spa-like bathroom includes a glass-door shower and a luxurious soaker tub. A dedicated laundry area and an extra storage room add convenience to this well-designed level.





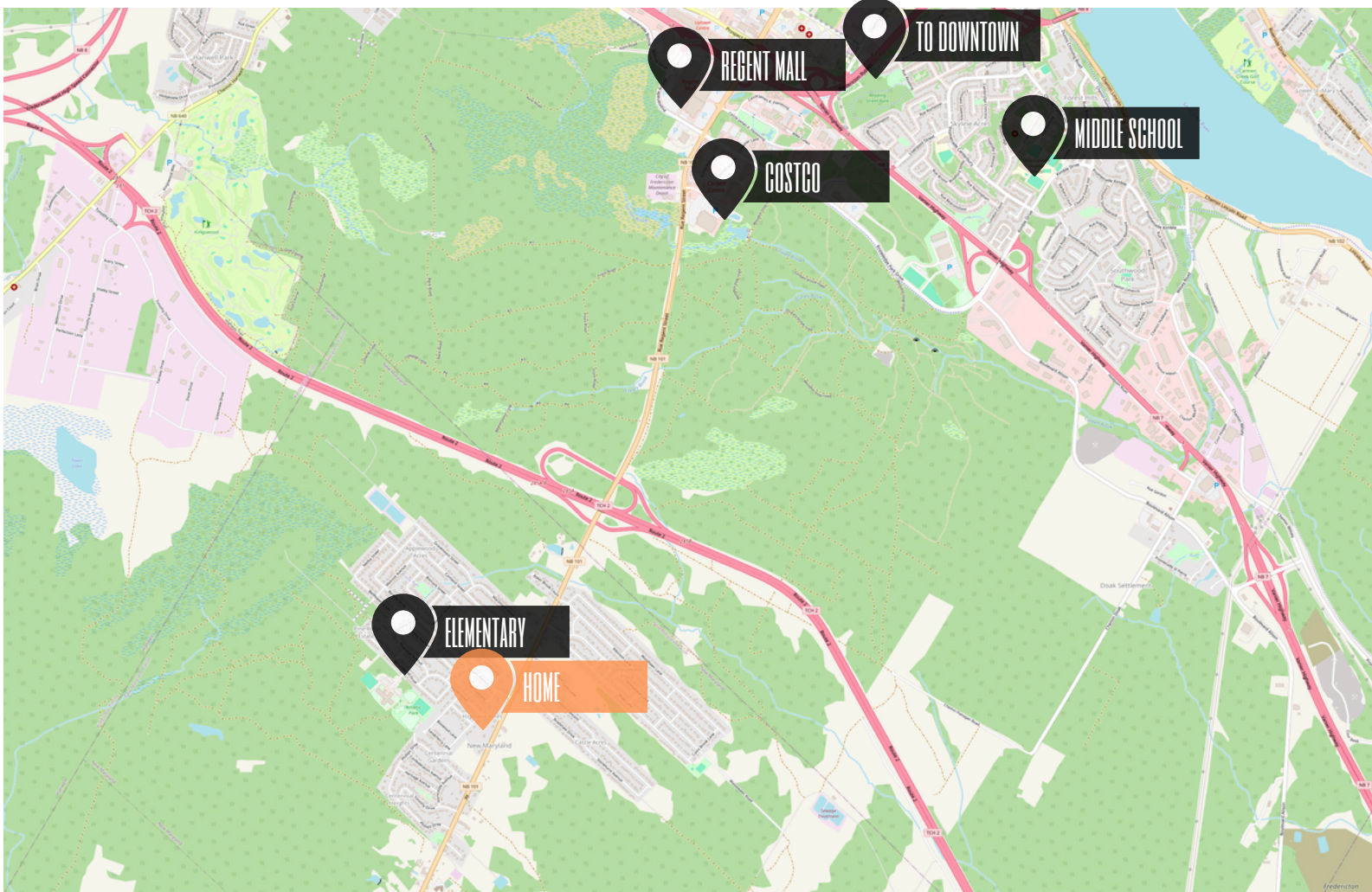
**GRADES K - 5**  
New Maryland Elementary School



**GRADES 6 - 8**  
Bliss Carman Middle School



**GRADES 9 - 12**  
Fredericton High School



# NEIGHBOURHOOD & SCHOOLS

## IDEAL LOCATION FOR EVERYONE

Located in a family-friendly neighbourhood in New Maryland, this home offers a perfect blend of convenience and tranquility. Just minutes from schools, parks, and shopping centers, it provides easy access to everyday essentials while maintaining a peaceful residential setting. Ideal for families, first-time buyers, or downsizers looking for a welcoming community.





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