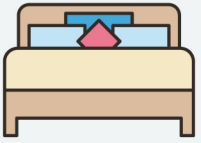


5 SANDCHERRY LANE

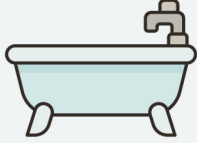
NEW MARYLAND, NEW BRUNSWICK

Modern elegance meets timeless charm in this brand-new bungalow, featuring an open-concept design, a stunning kitchen, and a versatile layout perfect for any lifestyle.

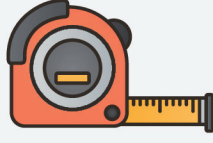




2 + 3
Bedrooms



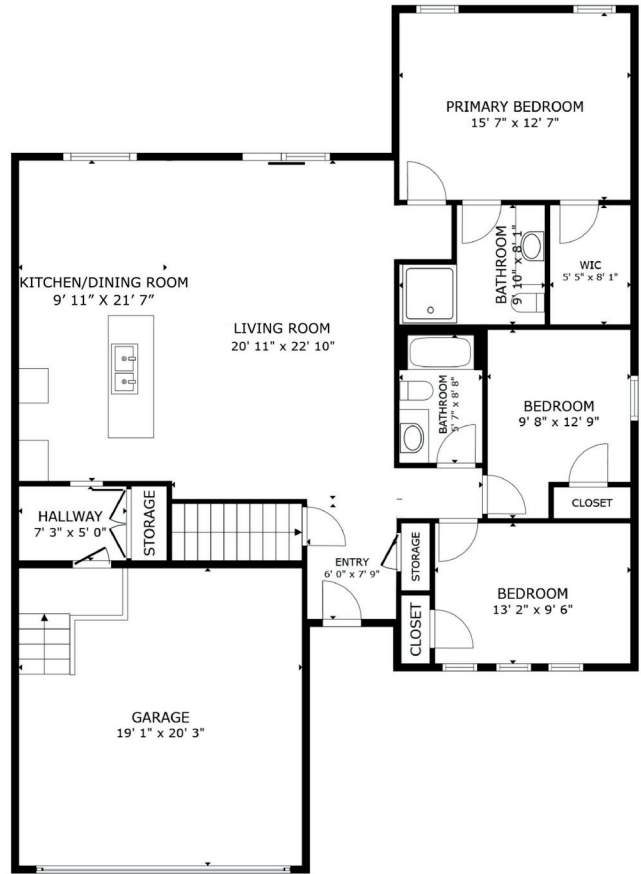
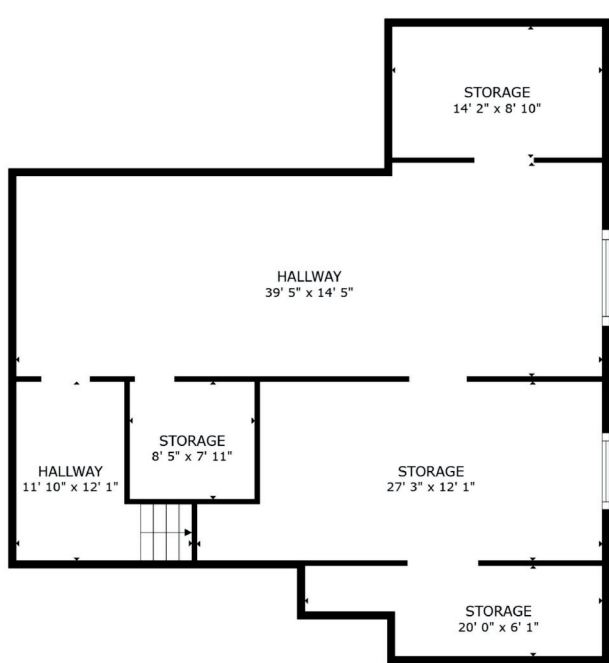
2 FULL
Bathrooms



1400
Square Feet

Designed for both style and comfort. With an open-concept layout, a beautifully crafted kitchen, and expansive windows that fill the space with natural light, this home offers the perfect blend of functionality and warmth. The spacious primary suite, additional versatile bedrooms, and an unfinished basement full of potential make it a home that can grow with you.





FEATURES & UPDATES

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

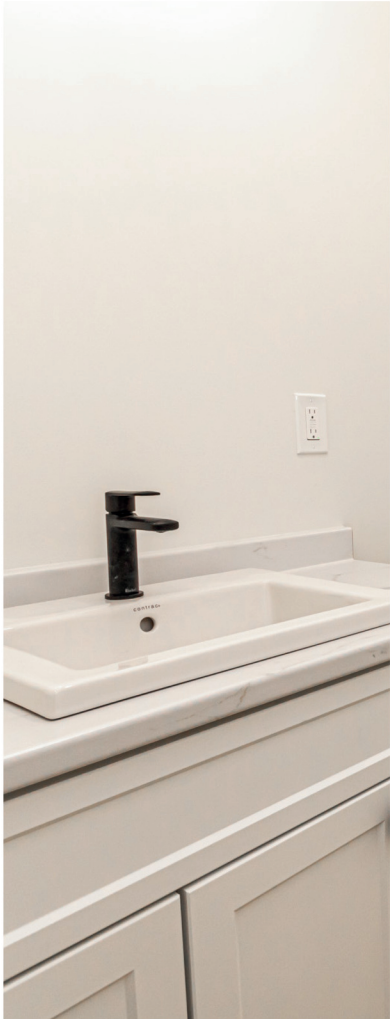
- Open-Concept Design – Bright and spacious layout with seamless flow
- Modern Kitchen – Custom cabinetry, solid surface countertops
- Expansive Windows – Abundant natural light throughout the home
- Ductless Heat Pump – Efficient heating and cooling
- Primary Suite – Spacious bedroom with a walk-in closet and ensuite
- Ensuite Bathroom – Sleek vanity and walk-in shower for a spa-like feel
- Two Additional Bedrooms – Ideal for family, guests, or a home office
- Stylish Shared Bathroom – Modern fixtures and thoughtful design
- Unfinished Basement – Endless possibilities for additional living space
- Versatile Layout – Designed to suit a variety of lifestyles
- Quality Finishes – High-end materials and attention to detail throughout
- Energy-Efficient Features – Designed for comfort and savings
- Spacious Yard – Plenty of room for outdoor enjoyment
- Attached Garage – Convenient and secure parking
- Move-In Ready – A brand-new home waiting for its first owners
- Great Location – Close to amenities, parks, and schools



MAIN LEVEL

BRIGHT & OPEN CONCEPT DESIGN

The main level features an open-concept layout with a modern kitchen, custom cabinetry, a spacious island, and main floor laundry. The primary suite offers a walk-in closet and ensuite, plus two additional bedrooms and a stylish shared bath. Another two bedrooms and full bathroom complete this level.





LOWER LEVEL

PERFECT SPACE FOR HOSTING

The lower level is a blank slate, ready for your vision. With its spacious layout, this unfinished basement offers endless possibilities—create a home theatre, gym, playroom, or additional living space. Whether you need extra storage or a future expansion, this level provides the flexibility to grow with your needs. Large windows bring in natural light, making the space feel bright and welcoming for whatever you choose to create.



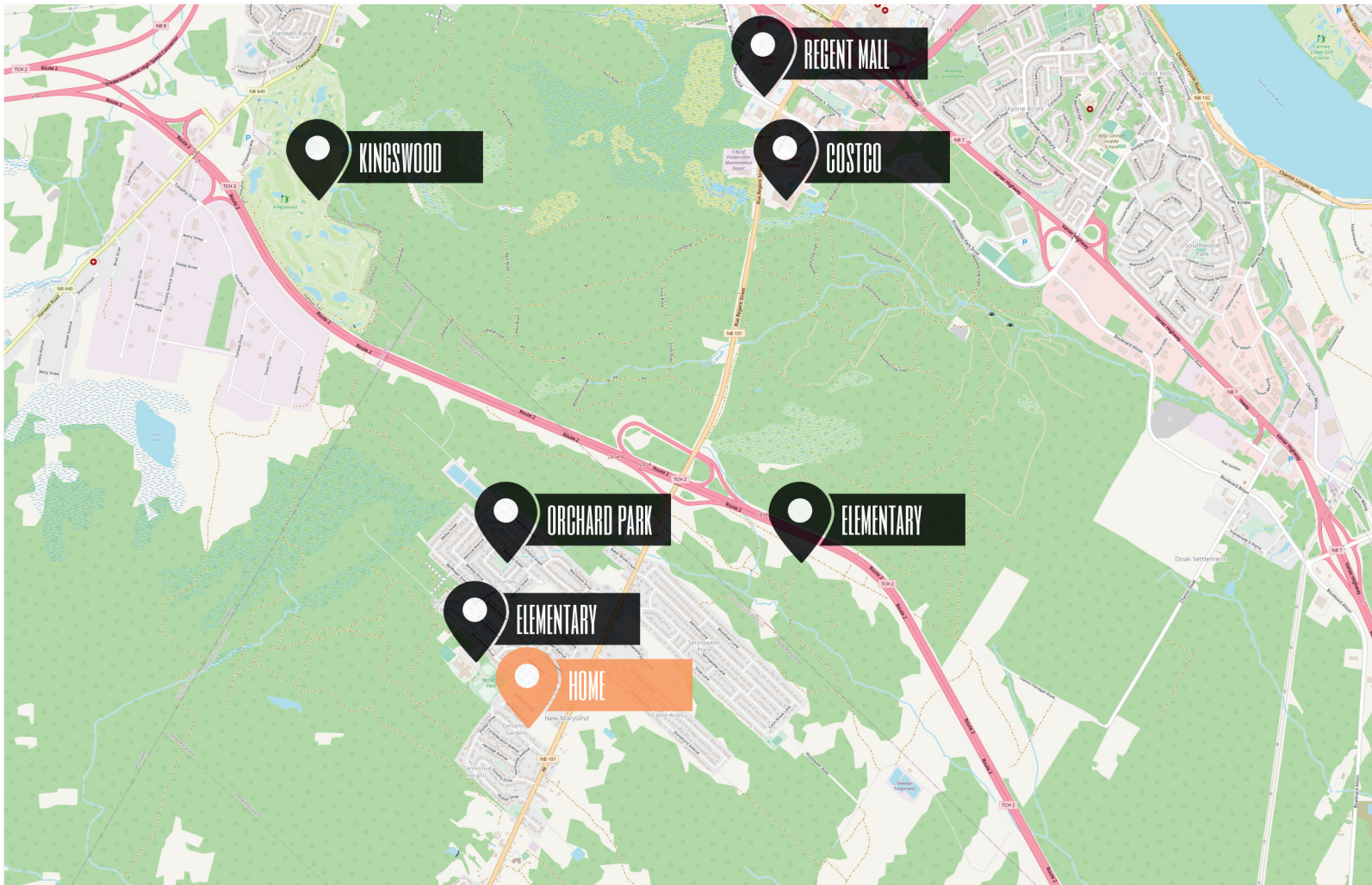
GRADES K - 5
New Maryland Elementary School



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!



www.therightchoicerealty.ca

This is not intended to solicit those who are currently working with another real estate company – we cooperate fully with other agents