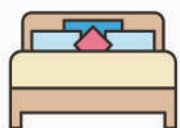


77 SUMMERHILL ROW

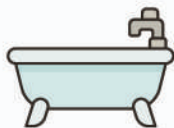
WEST HILLS, NEW BRUNSWICK

An award-winning, R-2000 contemporary home backing onto West Hills Golf Course, offering luxury finishes, a fully finished basement, and a flexible open-concept layout for modern living.





3 + 2
Bedrooms



3
Bathrooms

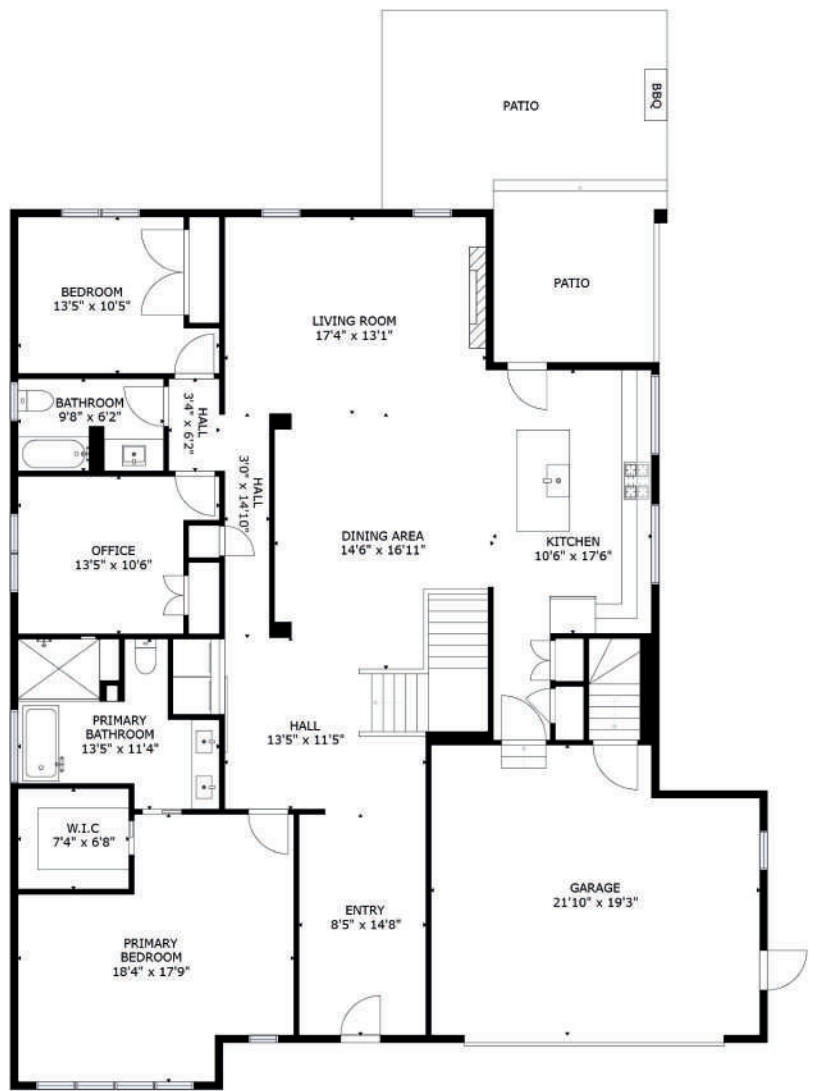


3675
Square Feet

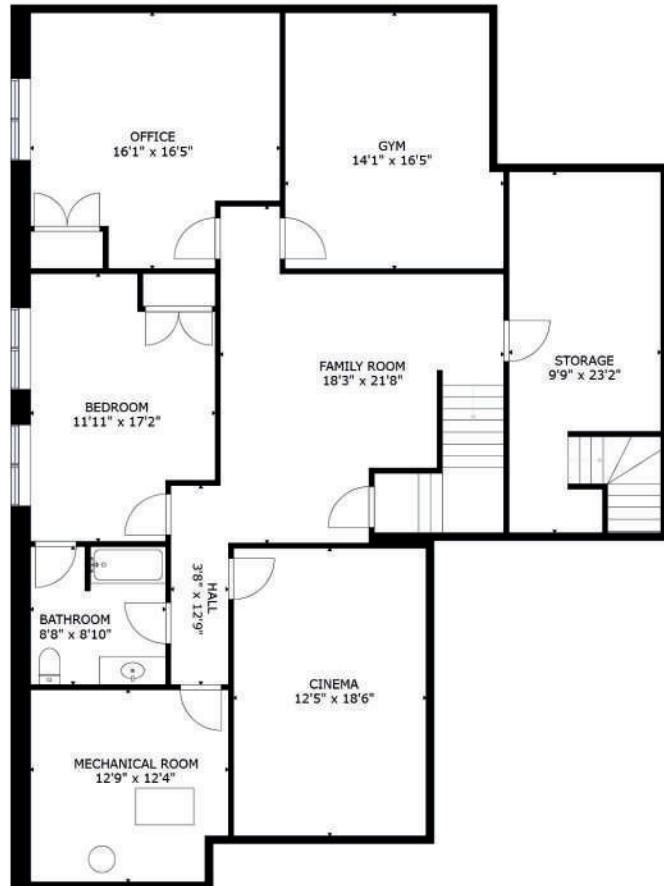
Welcome to 77 Summerhill Row, a Best New Home Design award-winning residence crafted by New View Designs by Laurie Cole Inc. This stunning 5-bedroom, 3-bathroom home showcases R-2000 energy-efficient construction, a beautifully detailed open-concept layout, and backyard privacy with views of the 10th hole fairway at West Hills Golf Course.



MAIN LEVEL



LOWER LEVEL





FEATURES & UPDATES

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

Main Level Features:

- Spacious foyer with tray ceiling and mosaic tile flooring
- Bright open-concept kitchen, dining, and living space
- All-white shaker-style kitchen with:
 - Quartz countertops, oversized island, unique transom window & mosaic tile backsplash, pullout organizers under microwave, sink, and stove
- Living room with exposed ceiling beams and shiplap ceiling
- Electric fireplace with shiplap and custom maple mantle
- Primary suite with wall of windows, walk-in closet, and custom closet organizer
- Luxury ensuite with freestanding tub and tiled walk-in shower
- Two additional main-floor bedrooms and updated closets
- Hidden laundry space with oversized sliding barn door

Lower Level Features:

- Fully finished basement
- Theatre/movie room
- Bonus room
- Two additional bedrooms
- Full bathroom
- Built-in shelving in storage room
- Extra staircase to garage
- Motion-sensor lighting by garage entry and basement areas

Exterior & Systems:

- Double-wide concrete driveway
- Fully landscaped lot with backyard privacy
- Views of the 10th hole fairway of West Hills Golf Course
- Full 2-stage heat pump
- R-2000 energy-efficient construction
- Equalized NB Power billing \$290/month







MAIN LIVING SPACE

BRIGHT & OPEN CONCEPT DESIGN

Step into a space where design meets comfort. The open-concept main living area is full of thoughtful detail—from the quartz-topped island in the all-white shaker-style kitchen, to the transom window & stylish mosaic tile backsplash. The dining space flows seamlessly into the cozy living room, where exposed ceiling beams and a shiplap feature wall with electric fireplace create warmth and character. Whether you're hosting a crowd or enjoying a quiet evening in, this space balances elegance with everyday functionality.

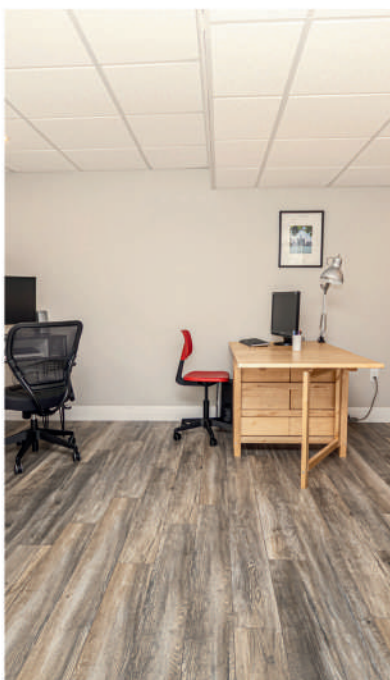


BEDROOMS & BATHROOMS

COMFORTABLE & SPACIOUS RETREATS

The main level offers a tranquil retreat with three bedrooms and two full bathrooms. The primary suite is a true standout, featuring a stunning wall of windows, a custom walk-in closet, and a spa-inspired ensuite with freestanding tub and tiled walk-in shower. Two additional bedrooms, one with a custom closet organizer, provide flexibility for guests or a home office. A second full bathroom and a cleverly hidden laundry space with a custom barn door round out the private side of the home.





LOWER LEVEL

PERFECT SPACE FOR FAMILY & FRIENDS

The fully finished basement is a multifunctional space designed for fun and flexibility. Enjoy movie nights in the theatre room, get creative in the bonus room, or make use of the two extra bedrooms—ideal for guests, teens, or extended family. Smart additions like built-in shelving, motion-sensor lighting, and a second staircase leading to the garage make this level practical as well as comfortable.

WHY WE LOVE THIS PLACE

A NOTE FROM THE HOMEOWNERS

Living at 77 Summerhill Row has been an incredible experience. From the moment we moved in, we loved the thoughtful design—the open-concept kitchen and living area quickly became the heart of our home, perfect for gatherings and cozy nights by the fire. The exposed beams and shiplap feature wall add so much character, while the oversized windows fill the space with natural light.

The primary suite offered a quiet retreat at the end of the day, and the spa-inspired ensuite made it feel like a true getaway. We spent countless mornings and evenings enjoying the private backyard and beautiful views over the 10th hole of the golf course.

The finished basement gave us extra space for movie nights, hobbies, and hosting guests, and upgrades like pull-out kitchen organizers, custom closets, and motion-sensor lights added convenience to everyday life. We've loved the peace, the privacy, and the connection to the community—and we know the next owners will too.



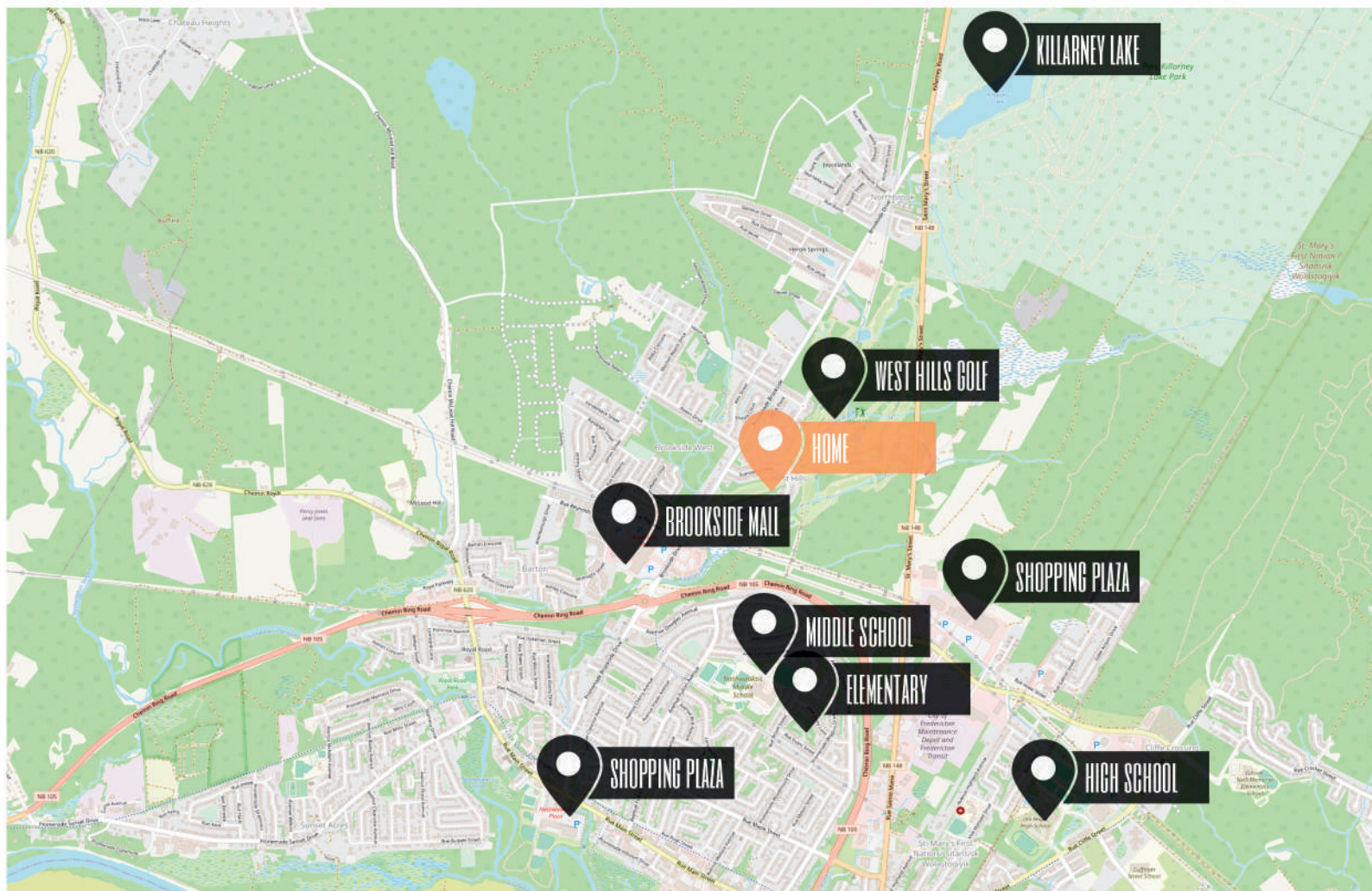
GRADES K - 5
Park Street Elementary School



GRADES 6 - 8
Nashwaaksis Middle School



GRADES 9 - 12
Leo Hayes High School



NEIGHBOURHOOD & SCHOOLS

COMFORTABLE & SPACIOUS RETREATS

Located in a desirable neighbourhood, this home is close to schools, parks, and shopping, offering both convenience and community. Enjoy easy access to local amenities, walking trails, and recreational facilities like West Hill Golf Club, making it perfect for families and professionals alike. With a welcoming atmosphere and a prime location, this area provides the perfect blend of comfort and accessibility.



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