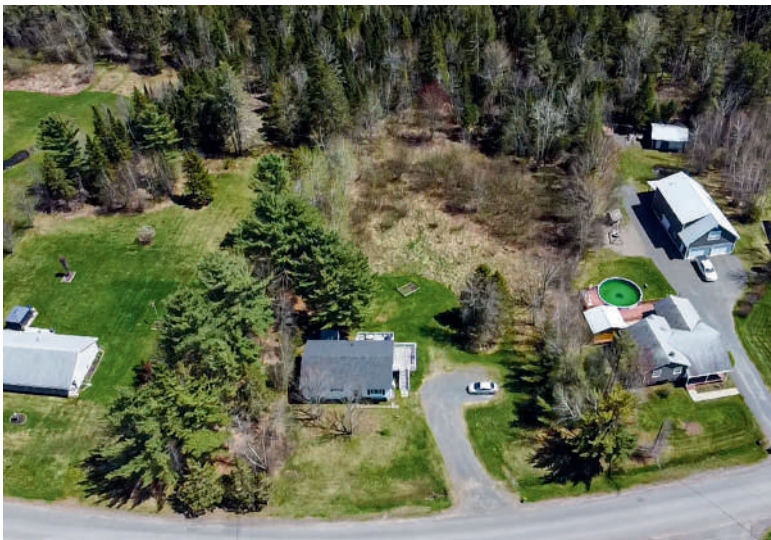
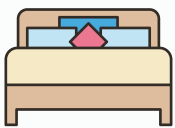


100 PORTOBELLO DRIVE

MAUGERVILLE, NEW BRUNSWICK

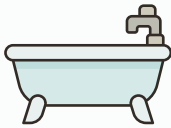
A peaceful, private split-entry home on over an acre of land just minutes from Fredericton. This well-maintained home checks all the boxes.





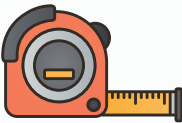
3

Bedrooms



1

Bathrooms

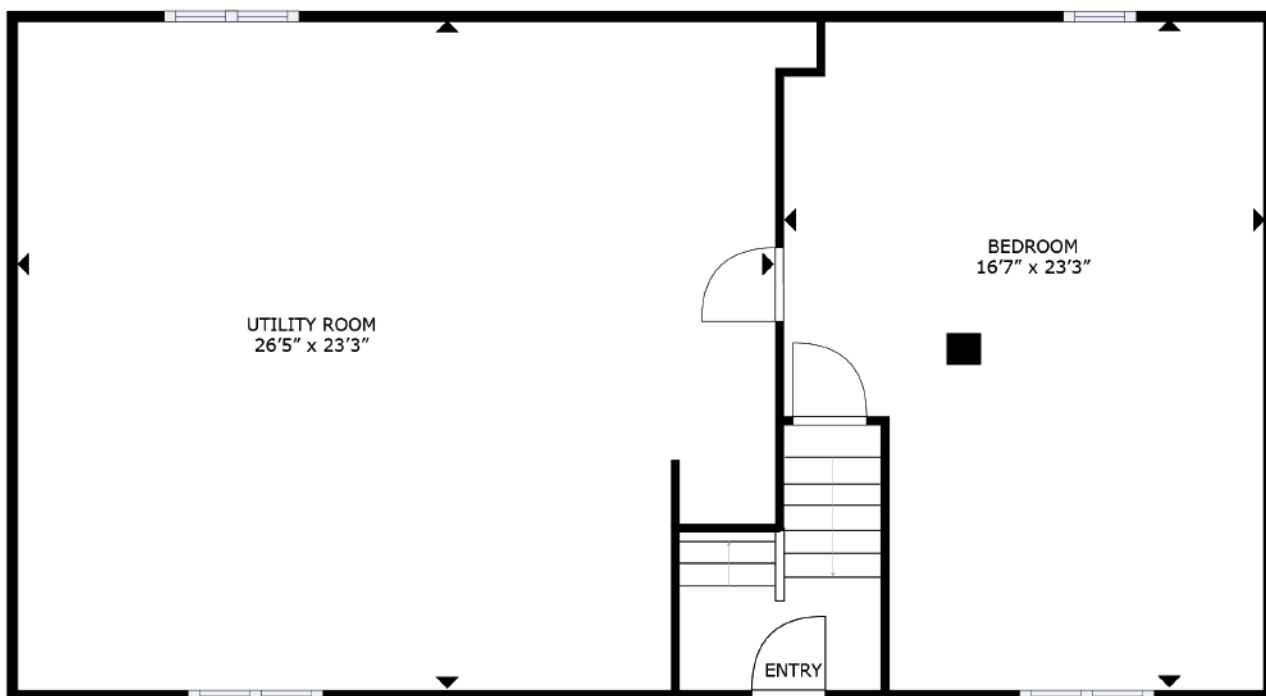
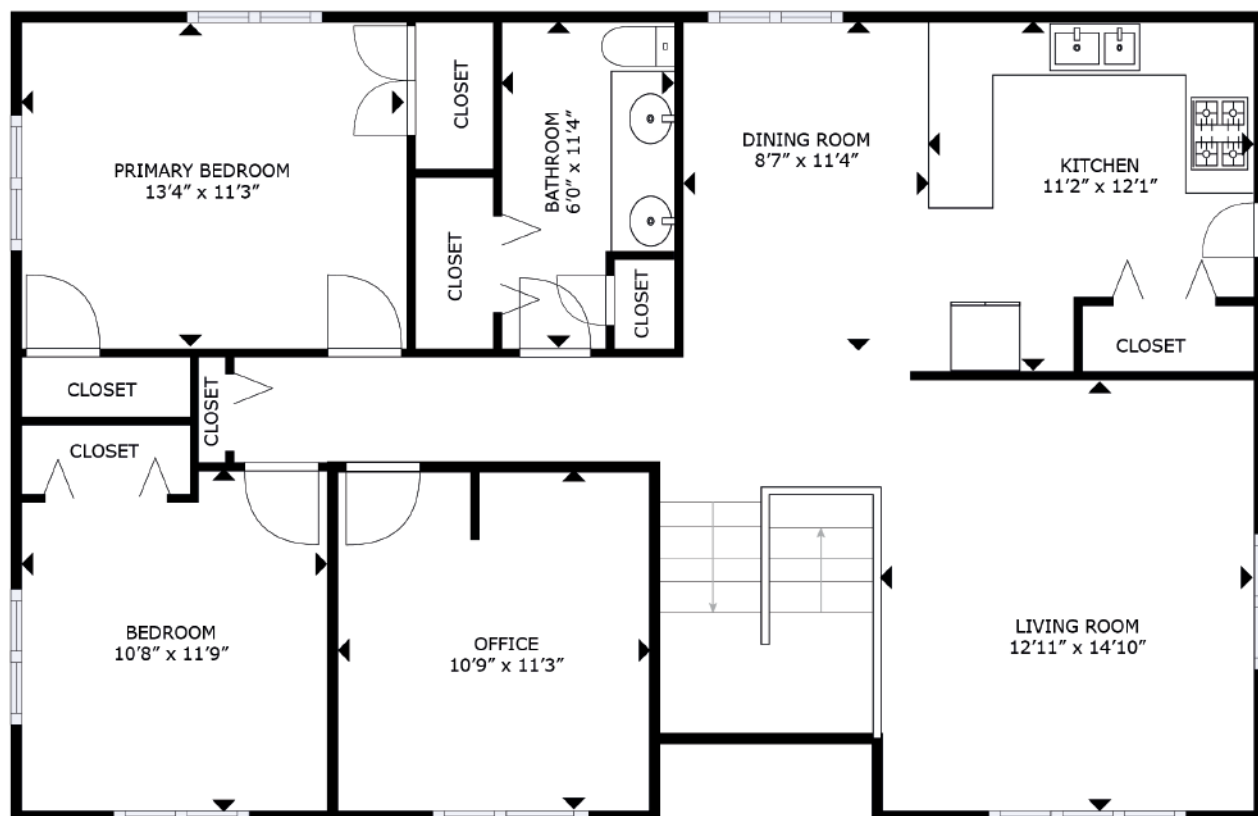


2165

Square Feet

100 Portobello Drive is a charming split-entry home set back from the road on a beautifully treed 1+ acre lot. With hardwood floors, a ductless heat pump, a spacious back deck, and a flexible lower level, the home offers comfort, convenience, and room to grow. Whether you're looking for a quiet retreat or a place with potential to expand, this well-maintained home checks all the boxes.







FEATURES & UPDATES

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

Main Level

- Bright living room with hardwood flooring and large windows
- Ductless heat pump for efficient year-round comfort
- Well-appointed kitchen with ample cabinetry
- Dining area with patio doors to a large back deck
- Three comfortable bedrooms
- Full bath with laundry included

Lower Level

- Spacious finished family room
- Large unfinished area with great potential
- Plenty of space for future development or storage

Property Features

- 1+ acre private lot
- Set back from the road, surrounded by mature trees
- Large back deck for entertaining or relaxing
- Ample parking
- Room to add a garage or workshop in the future



MAIN LEVEL

TRADITIONAL SPLIT-ENTRY STYLE

The main floor welcomes you with an airy, light-filled living room featuring hardwood flooring and a ductless split heat pump for year-round efficiency. The adjacent kitchen offers plenty of cabinetry and counter space, while the dining area opens directly to a generous back deck—perfect for hosting friends or enjoying quiet mornings outdoors. Down the hall are three comfortable bedrooms and a full bath that includes convenient main-level laundry.





LOWER LEVEL

PERFECT SPACE FOR GATHERING

The lower level adds valuable space to the home with a finished family room ideal for movies, games, or creating a separate hangout zone. An additional unfinished area offers tremendous potential—whether you envision a home office, extra bedroom, gym, or workshop. With room to grow and customize, the basement is a flexible bonus that adapts to your lifestyle.



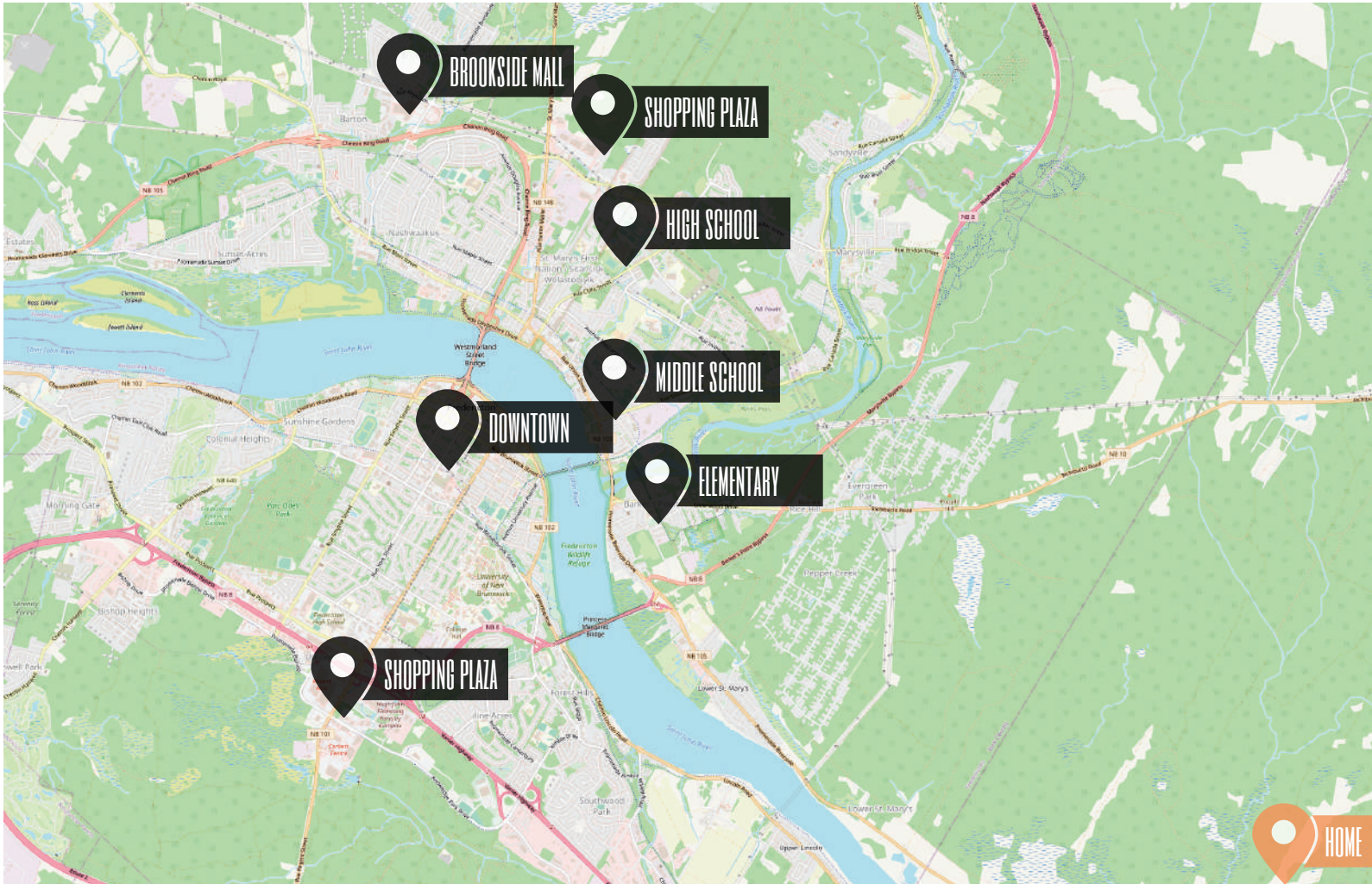
GRADES K - 5
Barkers Point School



GRADES 6 - 8
Devon Middle School



GRADES 9 - 12
Leo Hayes High School



NEIGHBOURHOOD & SCHOOLS

A PLACE TO CALL HOME

Nestled along the scenic Saint John River, Lower Saint Mary's offers a tranquil, semi-rural lifestyle just minutes from downtown Fredericton. Residents enjoy easy access to outdoor activities like walking, cycling, and kayaking, with the city's amenities—including shopping, dining, and cultural attractions—only a short drive away.



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