

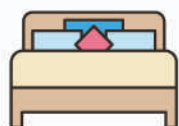
# 30 SHALLON LANE

PEPPER CREEK, NEW BRUNSWICK

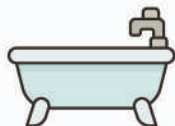
A beautifully maintained split-entry home on a quiet street with a forest-backed lot, updated throughout and move-in ready for families or hobbyists.







3 + 2  
Bedrooms



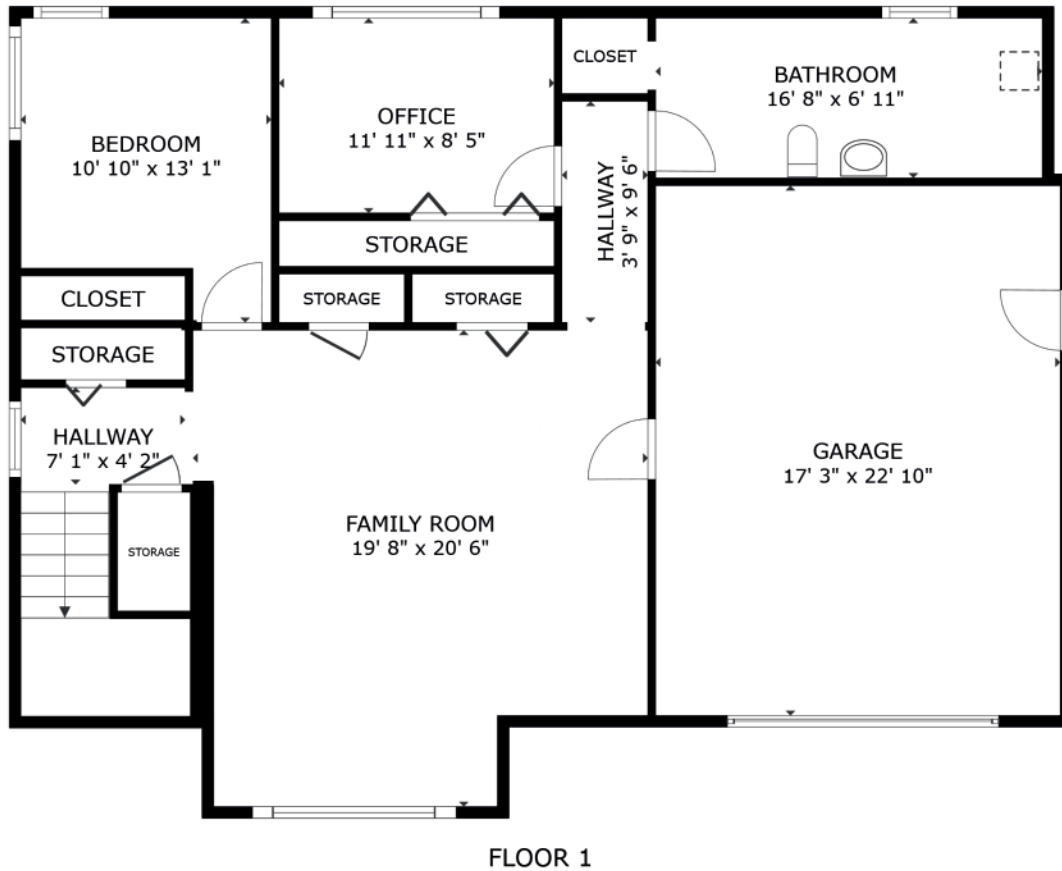
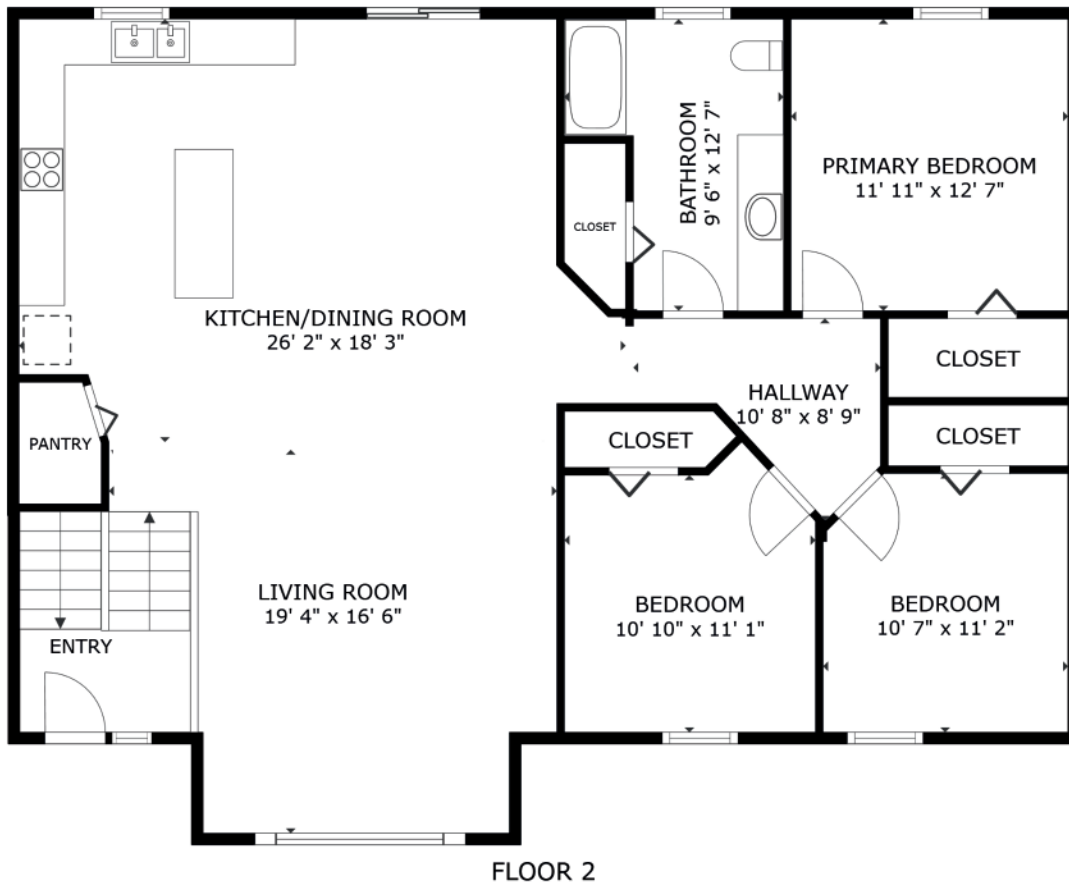
2  
Bathrooms



2437  
Square Feet

Welcome to 30 Shallon Lane—an inviting, well-kept split-entry home in a peaceful family-friendly neighbourhood just minutes from the city. Located on a quiet street with a nearby playground and basketball court, this home is perfect for growing families. With an open-concept main floor, efficient woodstove heating, attached garage with 240-amp service, and a large backyard backing onto forest





GROSS INTERNAL AREA  
FLOOR 1 991 sq.ft. FLOOR 2 1,446 sq.ft.  
EXCLUDED AREAS : GARAGE 398 sq.ft.  
TOTAL : 2,437 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

- Located on a quiet, low-traffic street
- Close to playground and basketball/asphalt court
- 3 bedrooms, 2 bathrooms
- Bright open-concept main living area
- Finished basement with woodstove & baseboard heat
- Attached garage with 240-amp service and workbenches
- Spacious backyard backing onto forest and stream
- Two-bay woodshed (2012)
- Metal roof (2014)
- Bathroom renovation and new toilet (2015)
- New air exchanger (2016)
- Kitchen sink faucet (2020)
- Brand-new kitchen appliances (2024)
- Updated plumbing and most windowpanes replaced (2024)
- Front door keypad lock (2023)
- Garage door opener (2024)
- Nearly every room freshly painted









# WHY WE LOVE THIS PLACE

## A NOTE FROM THE HOMEOWNERS

“We’ve truly loved living at 30 Shallon Lane. From the moment we moved in, it felt like the perfect place to raise our family—quiet, safe, and surrounded by nature. The backyard is one of our favourite features: spacious and private, with the peaceful sound of the stream and trees that provide shade in summer and beauty in every season. Whether it was soccer games with the kids, snow forts in the winter, or just enjoying a firepit in the evening, the yard always gave us a reason to step outside.

Inside, the home has been both cozy and practical. The woodstove has been a reliable and efficient source of warmth, and the layout works so well for both everyday life and family gatherings. We’ve put care into every update—big and small—to make this home as comfortable and functional as possible, and it’s ready for someone new to enjoy it just as much as we have.

The neighbourhood has also been a gift. It’s peaceful, welcoming, and just a short walk from the playground and court—perfect when the kids need to burn off some energy. We’ll miss the space, the quiet, and the sense of home we’ve built here, but we know the next owners will find just as much joy in this property as we have.”





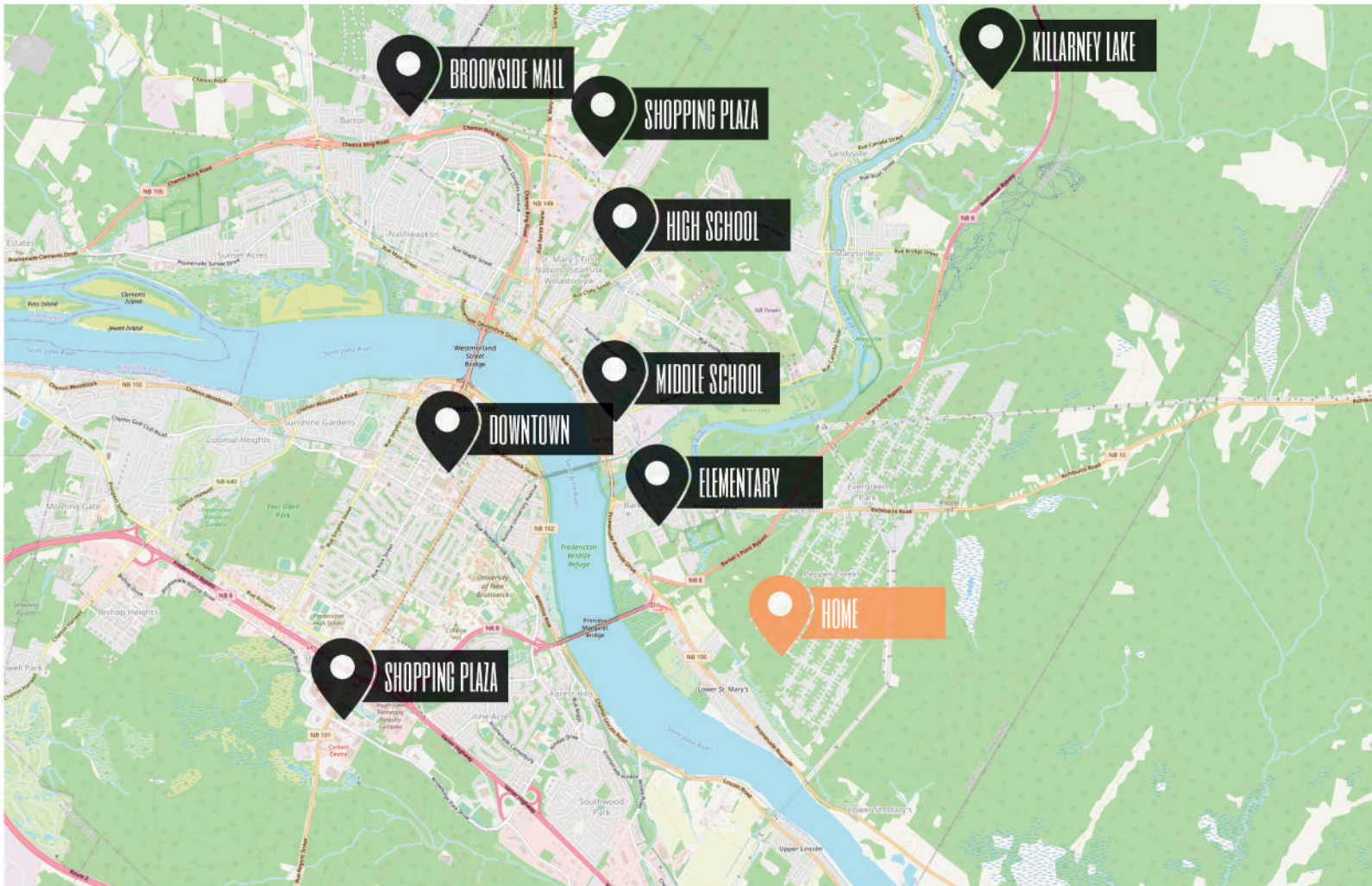
**GRADES K - 5**  
Barkers Point School



**GRADES 6 - 8**  
Devon Middle School



**GRADES 9 - 12**  
Leo Hayes High School



# NEIGHBOURHOOD & SCHOOLS

## A PLACE TO CALL HOME

Nestled just northeast of Fredericton, Pepper Creek is a tranquil, family-friendly community that offers the perfect blend of rural charm and city convenience. Known for its spacious lots, peaceful surroundings, and close-knit atmosphere. Residents enjoy easy access to local amenities, including playgrounds, recreational courts, and community events that foster a strong sense of belonging.





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