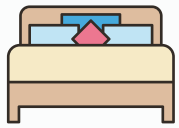


# 7 HAMMOND COURT

RICHMOND ESTATES | FREDERICTON

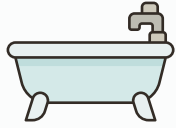
A spacious two-storey home in Lincoln offering nearly 3,000 sq. ft. of finished living space, a bright open main level, finished lower level, geothermal efficiency, and a fenced backyard complete with a pool, hot tub area, and detached wired workshop.





3

Bedrooms



3.5

Bathrooms



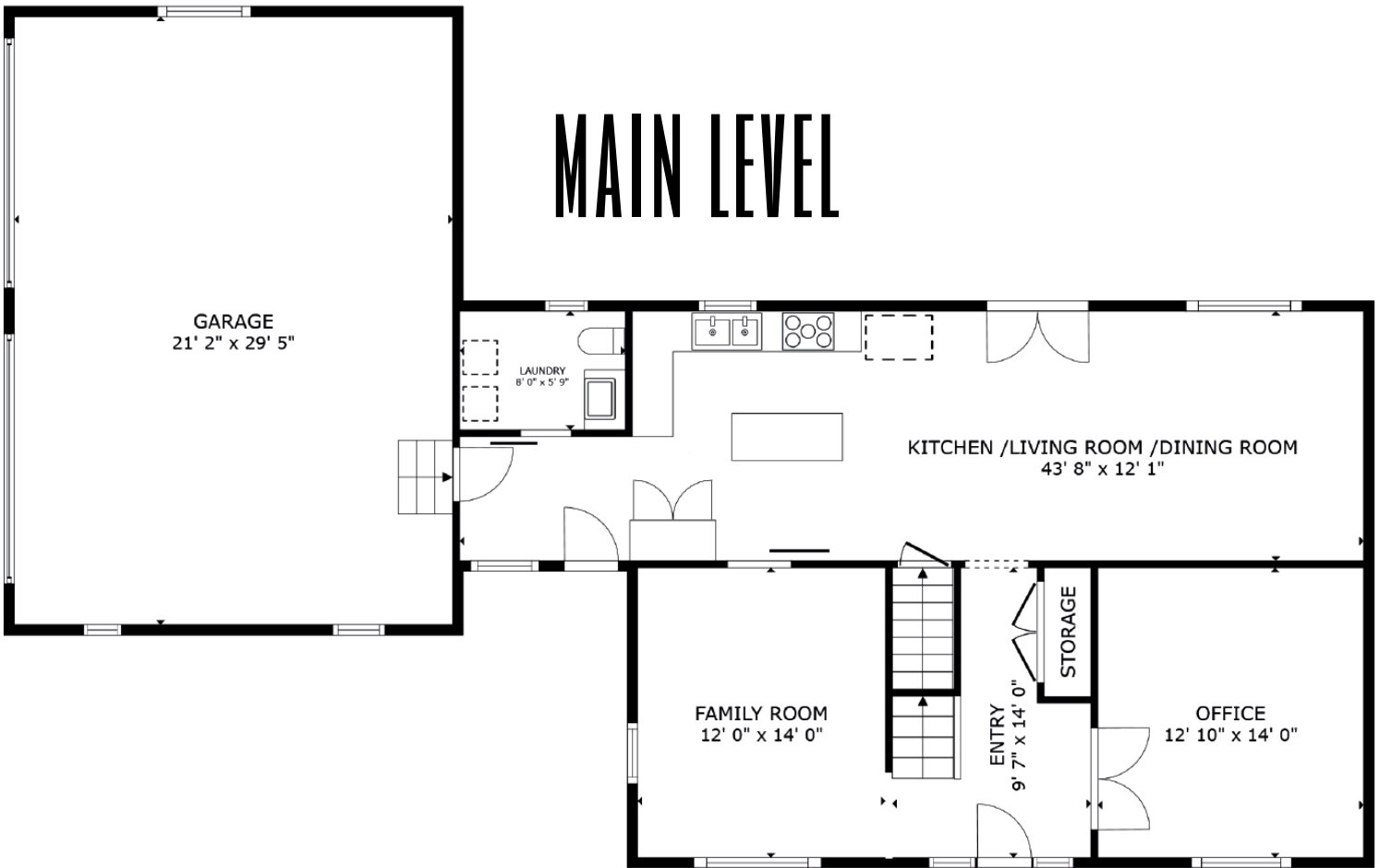
2936

Square Feet

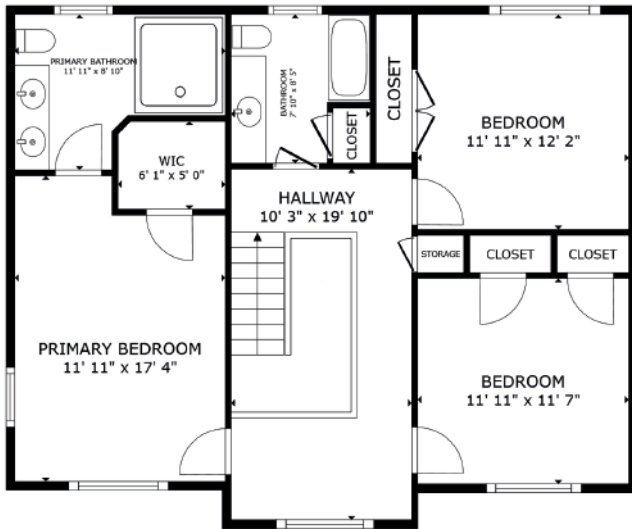
Set on a large cul-de-sac lot in Lincoln, this well-appointed home offers the kind of space and flexibility that works for real life. The main level features open-concept kitchen, dining, and living areas, a flexible office or bedroom, laundry, and garage access, while upstairs offers 3 generous bedrooms including a primary suite with ensuite. The finished lower level and backyard setup add even more room to enjoy.



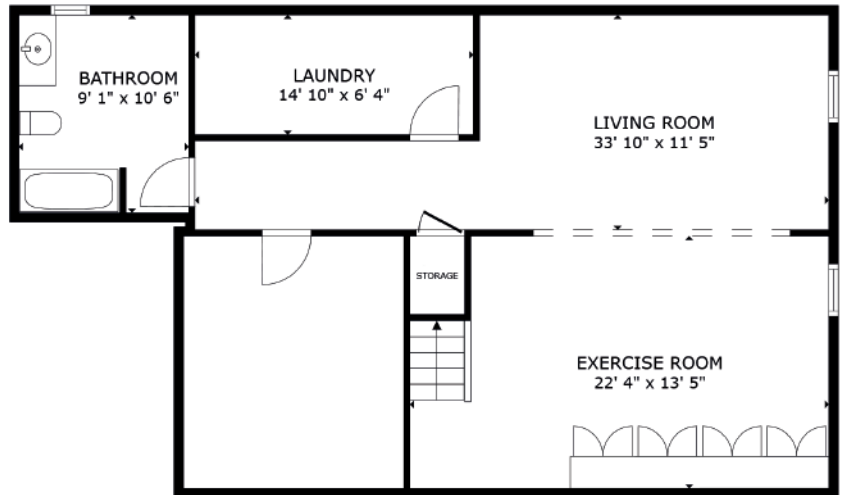
# MAIN LEVEL



# SECOND LEVEL



# LOWER LEVEL



GROSS INTERNAL AREA  
 FLOOR 1 959 sq.ft. FLOOR 2 1,035 sq.ft. FLOOR 3 942 sq.ft.  
 EXCLUDED AREAS : GARAGE 623 sq.ft.  
 TOTAL : 2,936 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

## Home Features

- 3-bedroom, 3.5-bathroom two-storey home
- Nearly 3,000 sq. ft. of finished living space
- Open-concept kitchen, dining, and living area
- Granite countertops and centre island
- Stainless steel kitchen appliances included
- Main-floor den, office, or flex bedroom
- Main-floor laundry and mudroom
- Spacious primary bedroom with walk-in closet
- Ensuite with double vanity and tiled walk-in shower
- Finished lower level with rec room, gym area, den or office, and full bathroom
- Tile, vinyl, and wood flooring
- Air exchanger, alarm system, and central vacuum

## Property Features

- Large lot on a quiet cul-de-sac
- Covered wrap-around front deck
- Fenced backyard
- Large rear deck for entertaining
- Above-ground pool and hot tub area
- Attached double garage
- Detached 20' x 16' workshop
- Workshop is wired, insulated, and equipped with 60-amp service
- Gravel driveway
- Well and septic

## Comfort & Systems

- Geothermal heating system
- Ducted heat pump with central air
- 200 AMP breaker panel
- ICF foundation
- Vinyl exterior
- Asphalt shingle roof





# WHY WE LOVE THIS PLACE

## A NOTE FROM THE HOMEOWNERS

**“We’ve really appreciated the space and functionality this home offers, both inside and out. The layout has worked so well for everyday living, with bright open spaces on the main level and the added flexibility of the finished basement.**

**Outside, the backyard has been a great place to relax and enjoy, especially with the deck, pool, and hot tub area. The detached workshop has also been such a valuable bonus, whether for projects, storage, or extra workspace. It’s a property that offers a great balance of comfort, efficiency, and room to spread out.”**



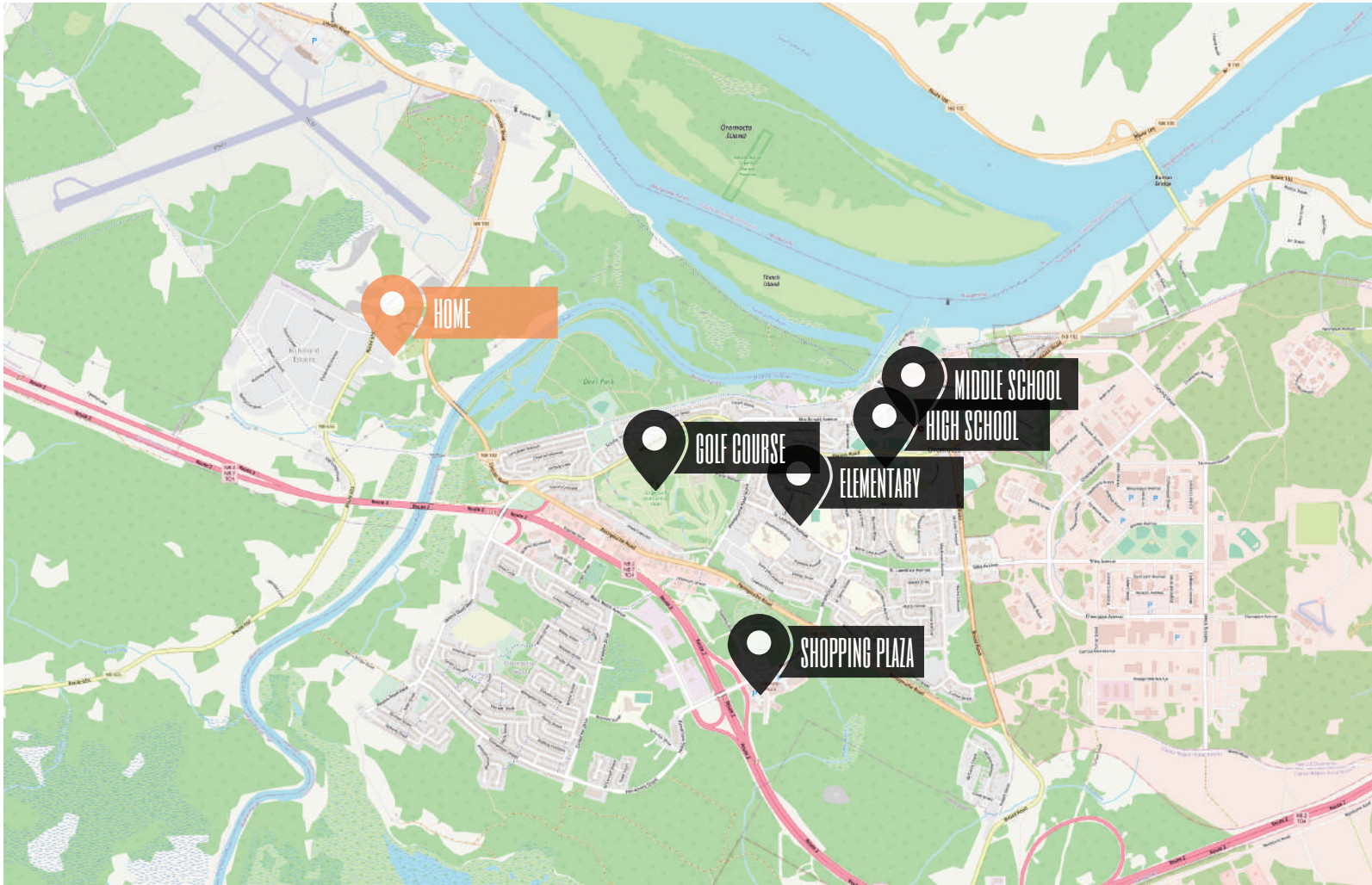
**GRADES K - 5**  
Gesner Street Elementary School



**GRADES 6 - 8**  
Ridgeview Middle School



**GRADES 9 - 12**  
Oromocto High School



# NEIGHBOURHOOD & SCHOOLS

## COMFORTABLE & SPACIOUS RETREATS

Lincoln offers a quieter setting with the advantage of being just minutes from Fredericton amenities and quick highway access. This location is especially appealing for buyers looking for more space, a larger lot, and a practical commute. With a cul-de-sac setting, room to spread out outdoors, and easy access to the Trans-Canada Highway, the property balances privacy and convenience well.



[www.therightchoicerealty.ca](http://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