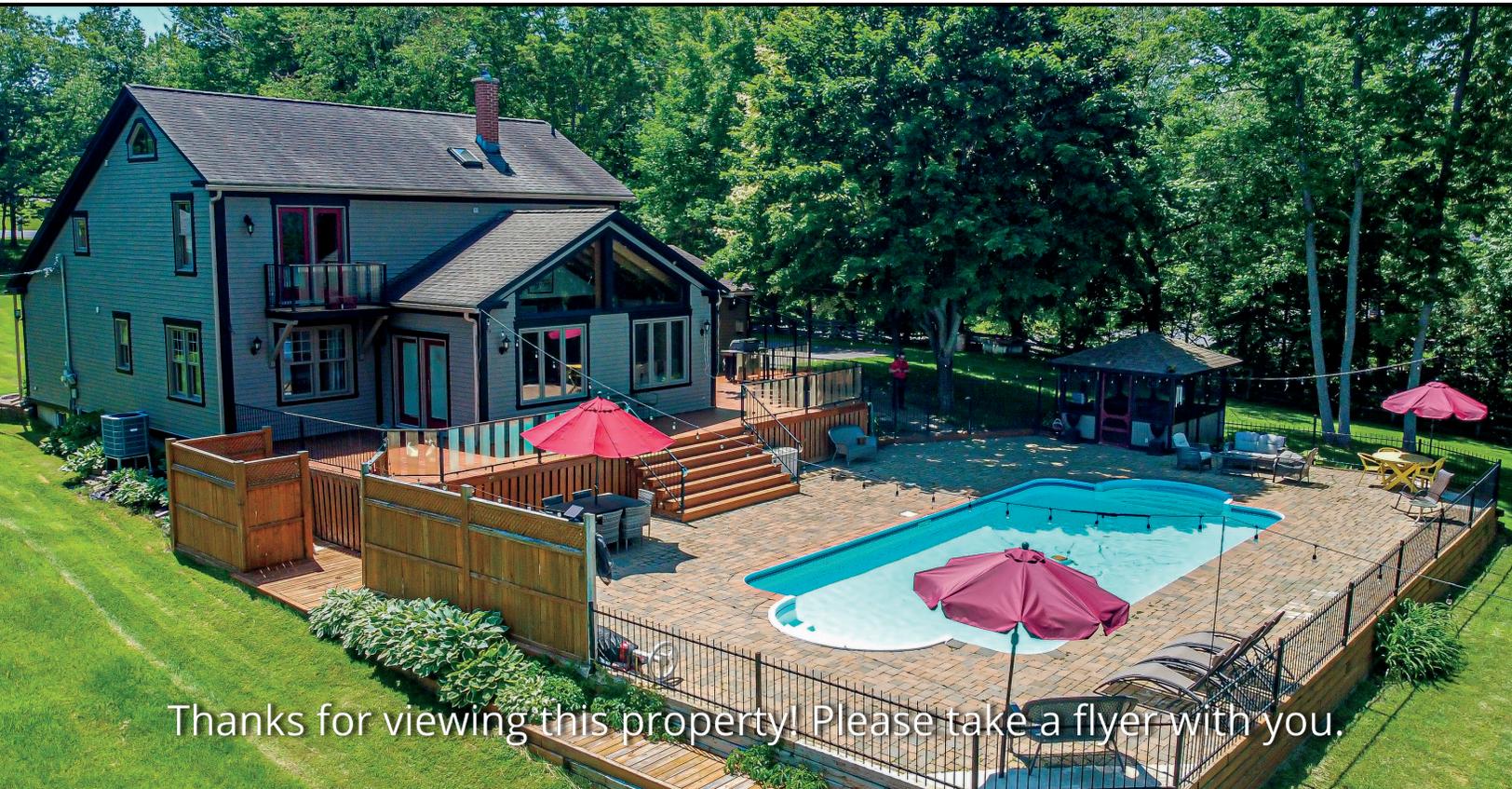




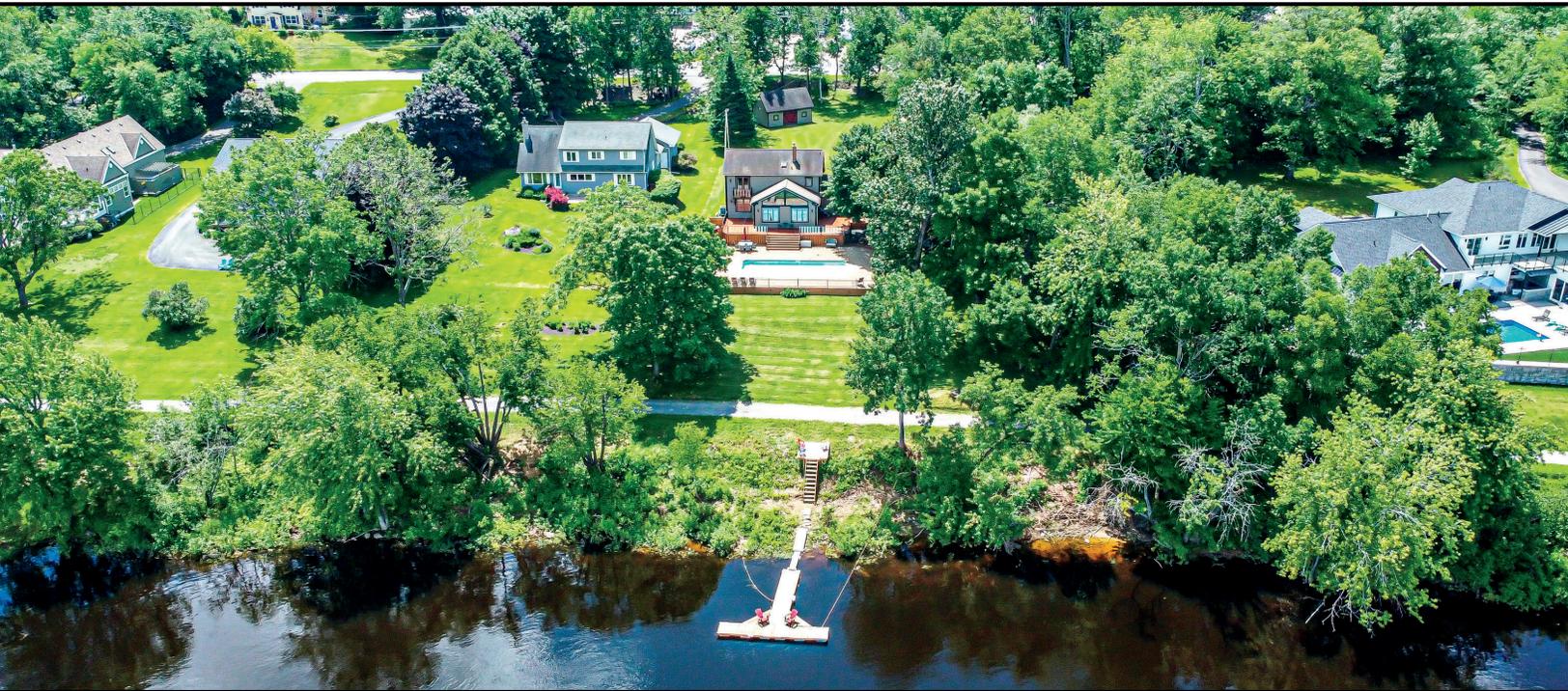
# 1599 WOODSTOCK ROAD



Thanks for viewing this property! Please take a flyer with you.

# PROPERTY OVERVIEW

Stunning timber frame construction home in the city with breathtaking views of the Saint John River. Peace and tranquility come to mind as you drive down to the property to what feels like your own personal retreat. Inside the home, you are welcomed by exposed beams that transition throughout the home giving off a relaxing country-style atmosphere. The main living area features the kitchen with an eat-in dining space, a formal dining room, and a spacious living room. This space is highlighted by a brick fireplace with a woodstove insert and a wall of windows overlooking your backyard oasis. The backyard is the perfect entertaining spot with a 36x18 heated inground pool surrounded by interlocking bricks and a 12x10 gazebo that offers shade when it's time to cool off. Completing the main level is a den/office, laundry/half bath, and access to the attached garage. The 2nd level offers a full bathroom and three bedrooms with the master having a walk-in closet and full ensuite bath with a corner jacuzzi tub, and stand-up shower. The lower level offers even more space and options with a granny suite, bathroom, two bedrooms (one with ensuite and kitchenette), wine cellar, and a rec room.



## UPDATES & RENOVATIONS

- New roof on home and garage
- Replaced furnace
- Added high-efficiency ductless heat pump
- Replaced six windows
- Remodelled bathroom
- Landscaped front and back yards
- New appliances throughout the home
- Additional insulation in ceiling
- Added cedar fence and two-tier deck
- Custom walnut barn door and mantle
- Refinished flooring in select rooms
- Repainted/Repaired exterior trim

Property Taxes for 2022: \$6767.30  
NB Power Equalized Billing: \$121/month  
Liberty Utilities Equalized Billing: \$385/month



## NOTE FROM THE HOMEOWNERS

### WHAT CAUGHT YOUR EYE WHEN YOU FIRST SAW THIS HOME?

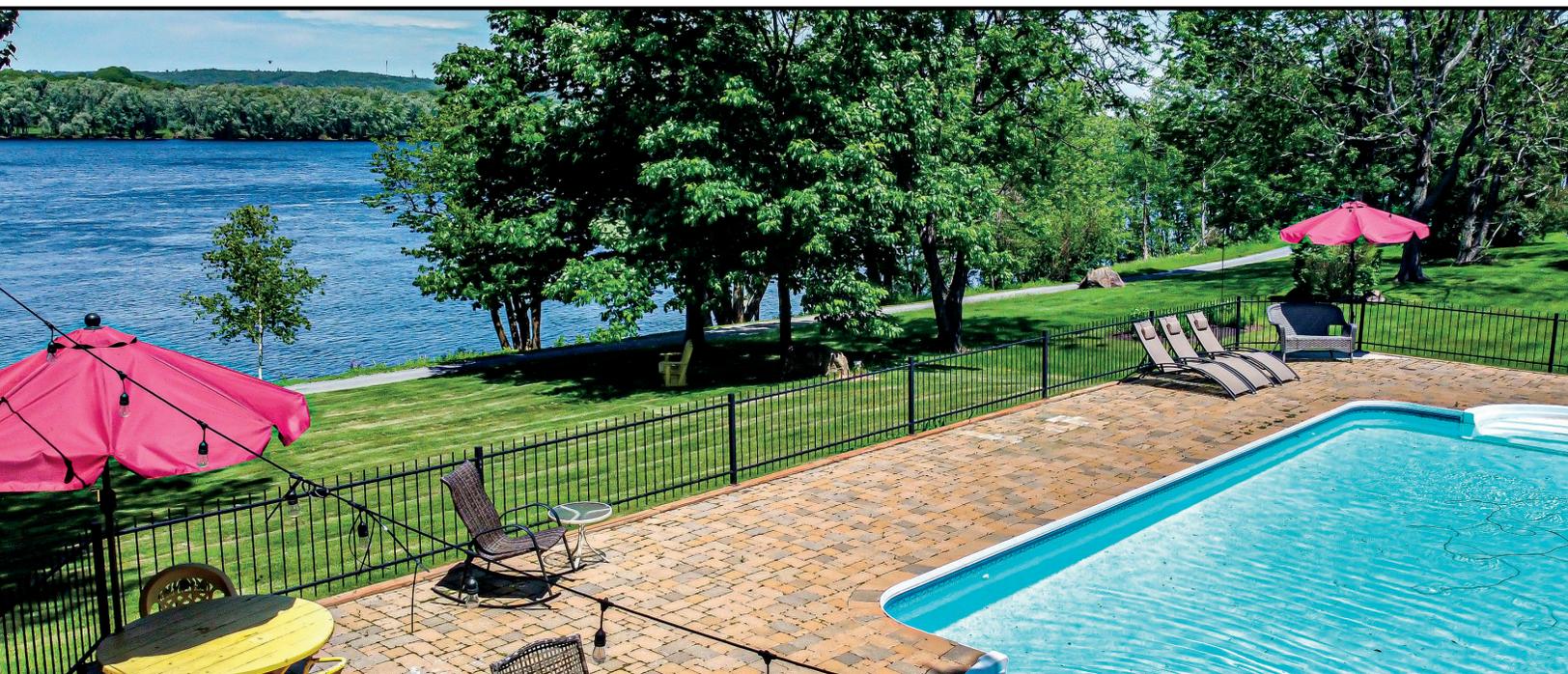
Driving through downtown Fredericton, passing the cathedral, and turning into the long driveway was a special experience. The way the space opens up to a private backyard space; we knew this was the home for us!

### WHAT MAKES THIS HOME SPECIAL TO YOU?

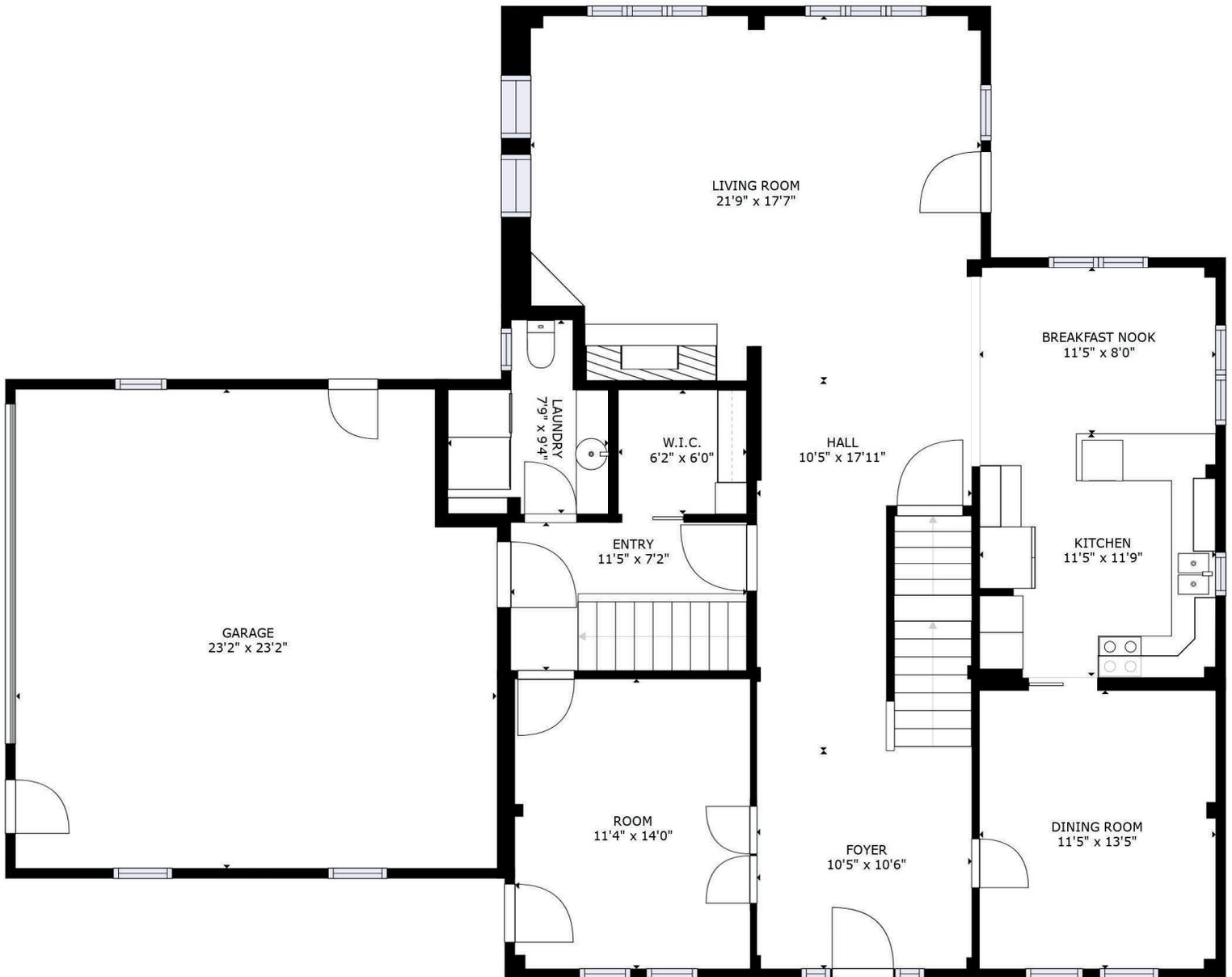
The mix of modern and historic features fits our style perfectly. There are so many spaces to live, work, and relax throughout the home. The windows let in so much light we rarely need to turn lights on.

### WHAT ARE YOUR FAVOURITE THINGS ABOUT THE COMMUNITY?

Living downtown is magical. We rarely need to use our car and can walk or bike to anywhere in the city (even the northside via the walking bridge). Our neighbours are outstanding and we'll be said to say goodbye to them,



# Main Level



GROSS INTERNAL AREA  
FLOOR 1: 1272 sq. ft, FLOOR 2: 1432 sq. ft  
FLOOR 3: 836 sq. ft, EXCLUDED AREAS:  
GARAGE: 519 sq. ft  
TOTAL: 3540 sq. ft

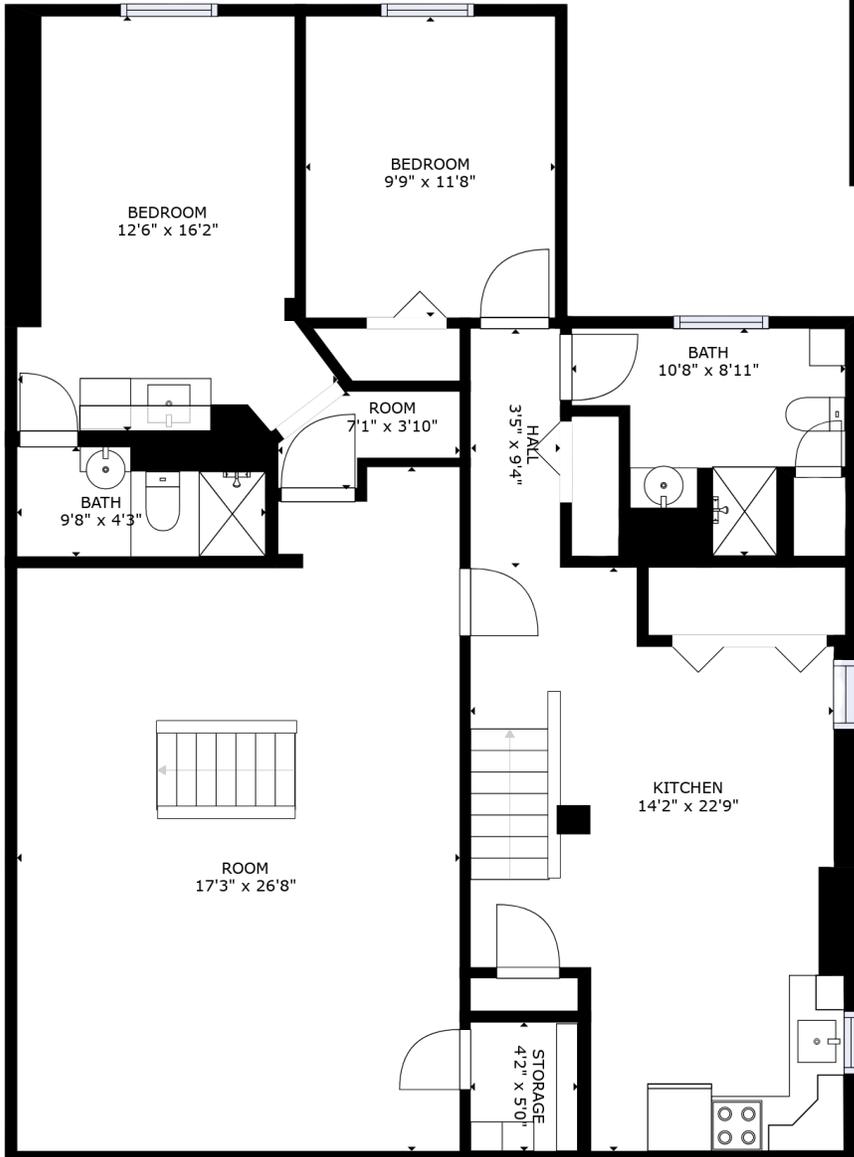
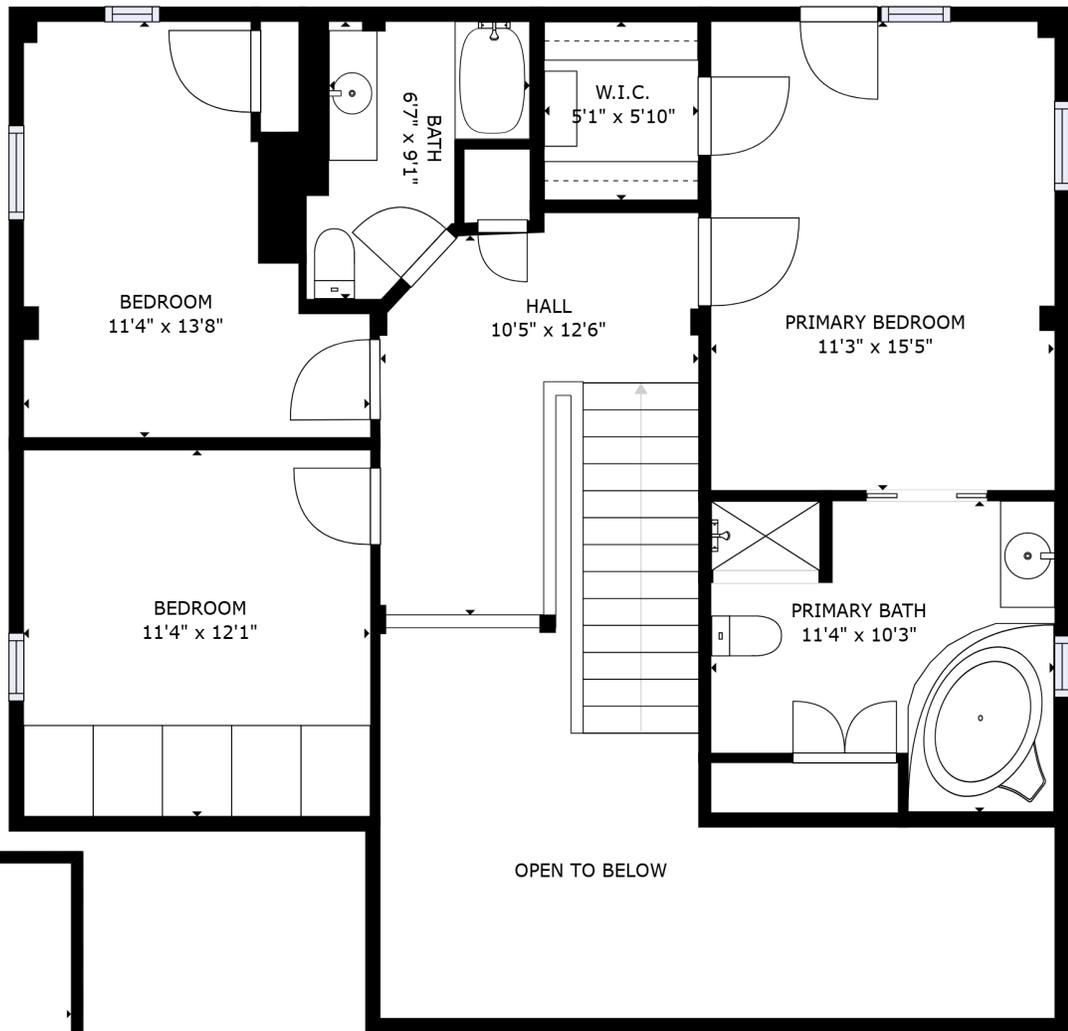
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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# Second Level



# Lower Level

# Second Level

# Lower Level





# THE Right Choice REALTY

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

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