

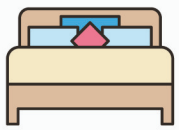
# 39 SAVANNAH COURT

BROOKSIDE WEST | FREDERICTON

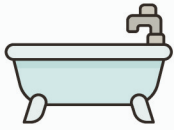
Luxury meets craftsmanship in this stunning 3300+ sq. ft. bungalow, featuring high-end finishes, a custom Heritage kitchen, a beautifully finished lower level, and an expansive fenced backyard.



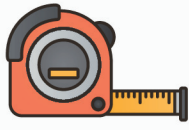




3 | 2  
Bedrooms



3  
Bathrooms



3330  
Square Feet

Craftsman-style bungalow offers thoughtfully designed living space with high-end finishes throughout. The spacious primary suite features a walk-in closet and a spa-like ensuite with a whirlpool tub and custom-tiled shower. The freshly painted lower level offers a huge family room, two additional bedrooms, a full bath, and ample storage. A true 2-car garage, beautifully landscaped yard, and more!





# FEATURES & UPDATES

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

- Over 3300 sq. ft. of luxury living
- Custom Heritage kitchen
- Granite island & tile backsplash
- Open-concept layout with stunning coffered ceiling
- Primary suite with walk-in closet & spa-like ensuite
- Whirlpool tub & custom-tiled walk-in shower
- Two additional spacious bedrooms on the main level
- Freshly painted lower level with huge family room
- Two more bedrooms & full bathroom downstairs
- Ducted forced air heat pump for year-round comfort
- True 2-car garage with extra storage
- Expansive fenced-in backyard with covered deck
- Beautifully landscaped with perennials & a lush cedar hedge
- Sleek concrete driveway enhances curb appeal

## UTILITY COSTS AND PROPERTY TAX

- NB Power Costs: Approximately \$350/month
- Property Tax Cost: \$5467.49 (2024)





# MAIN LIVING SPACE

## BRIGHT & OPEN CONCEPT DESIGN

Step inside to a welcoming foyer that leads to an open-concept living area designed for both style and functionality. The custom Heritage kitchen is the heart of the home, featuring a granite-topped island. The dining area flows seamlessly onto a covered back deck, perfect for outdoor entertaining. The living room is a true showstopper, with a stunning coffered ceiling and large windows that fill the space with natural light.





# BEDROOMS & BATHROOMS

## COMFORTABLE & SPACIOUS RETREATS

The primary bedroom is a peaceful retreat, complete with a spacious walk-in closet and a designer ensuite featuring a whirlpool tub and a custom-tiled walk-in shower. Two additional large bedrooms provide comfortable living space for family or guests, while the well-appointed main bathroom ensures convenience. This section of the home is opposite the primary suite with a pocket door to separate. A dedicated laundry room on this level adds extra practicality to the home.





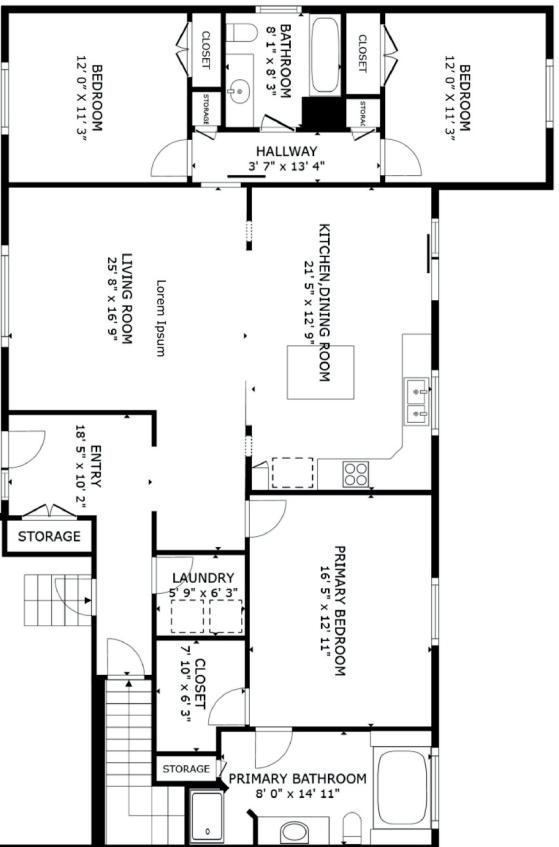
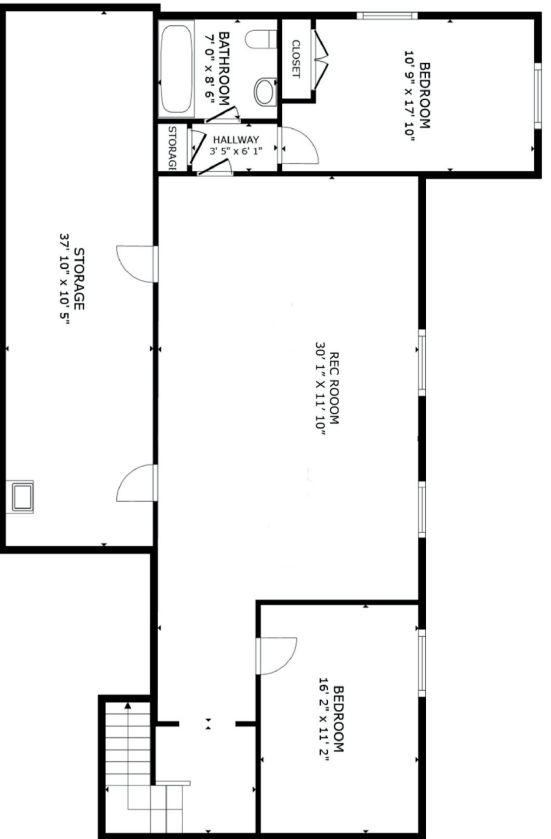
# LOWER LEVEL

## PERFECT SPACE FOR HOSTING

The expansive lower level offers endless possibilities. At the heart of this space is a massive family room, perfect for movie nights or creating a dedicated play area. Beyond the family room, two additional well-sized bedrooms provide flexibility for a growing family, visiting guests, or even a private home office. A full bathroom adds convenience, making this level ideal for extended family or multi-generational living. Ample storage space ensures everything stays organized.







GROSS INTERNAL AREA  
 FLOOR 1 1,592 sq.ft. FLOOR 2 1,739 sq.ft.  
 EXCLUDED AREAS : GARAGE 606 sq.ft.  
 TOTAL : 3,331 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# WHY WE LOVE THIS PLACE

## A NOTE FROM THE HOMEOWNERS

“What we’ve loved most about this home is the perfect balance of charm, comfort, and convenience. The craftsmanship throughout—especially the beautiful woodwork and coffered ceiling in the living room. The open and inviting layout has made it a wonderful space for gathering with family and friends.

One of our favourite parts of living here is the backyard. The large, fully fenced space offers privacy year-round, especially when the big trees is in full bloom. It’s been a peaceful retreat in the warmer months and a great place for kids and pets to play. Plus, the oversized two-door garage has been incredibly useful for storage and keeping vehicles protected in every season.

Beyond the home itself, the neighbourhood has been a huge highlight. Living on a quiet court, we’ve always felt a strong sense of community while still being just minutes from downtown and essential amenities like Brookside Mall. It’s a great area for families, with a safe and welcoming atmosphere. This home has provided us with so many wonderful memories, and we know it will be a fantastic place for the next owners to enjoy as much as we have.”



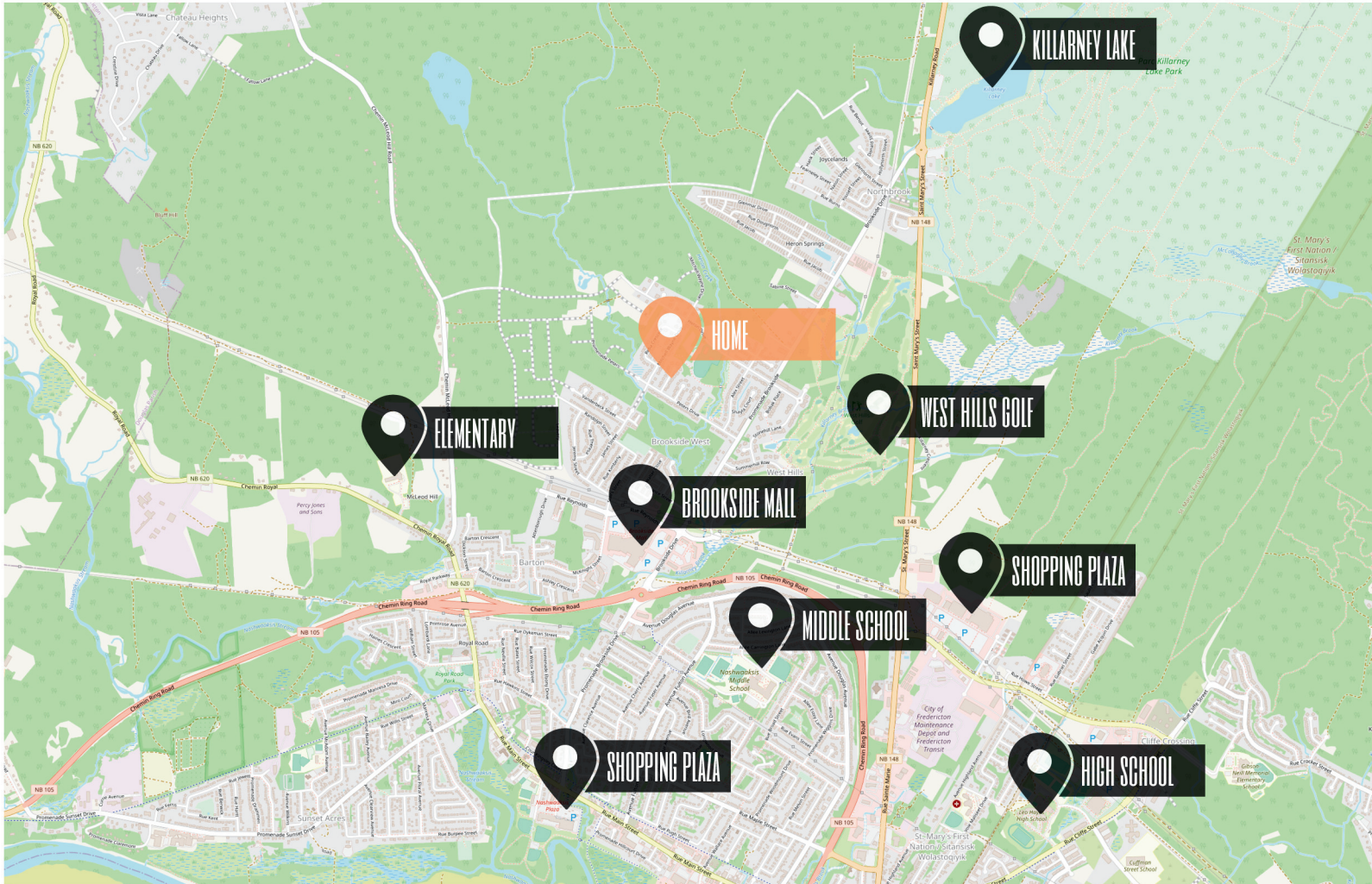
**GRADES K - 5**  
Nashwaaksis Memorial School



**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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