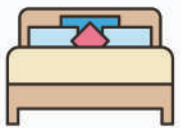


10 EAGLE COURT

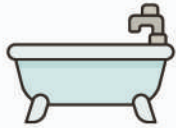
FREDERICTON, NEW BRUNSWICK

A luxury, fully remodeled home on a beautifully landscaped lot in Fredericton, it combines high-end design, energy efficiency, and craftsmanship—offering turnkey living at its finest.





3
Bedrooms



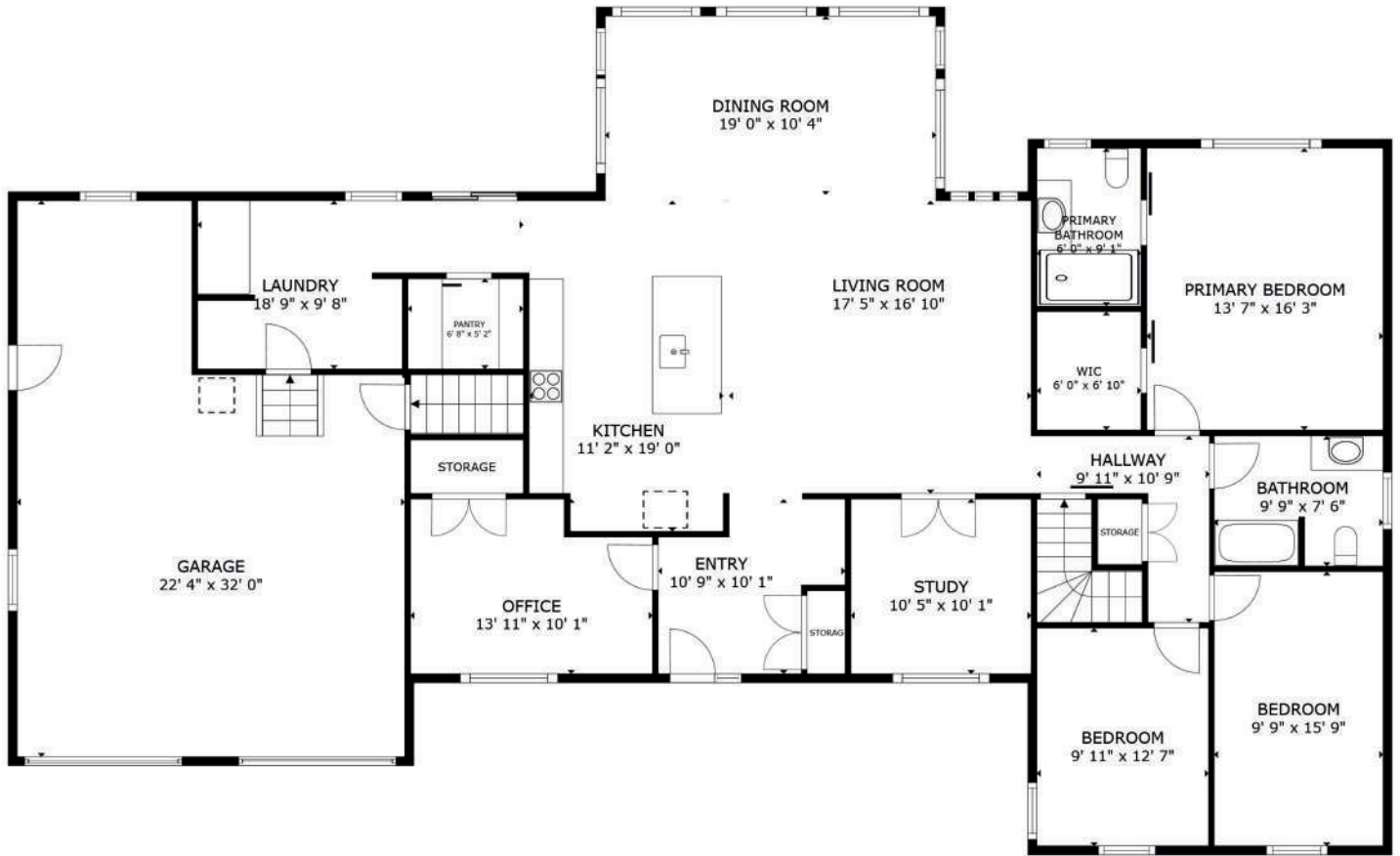
2.5
Bathrooms



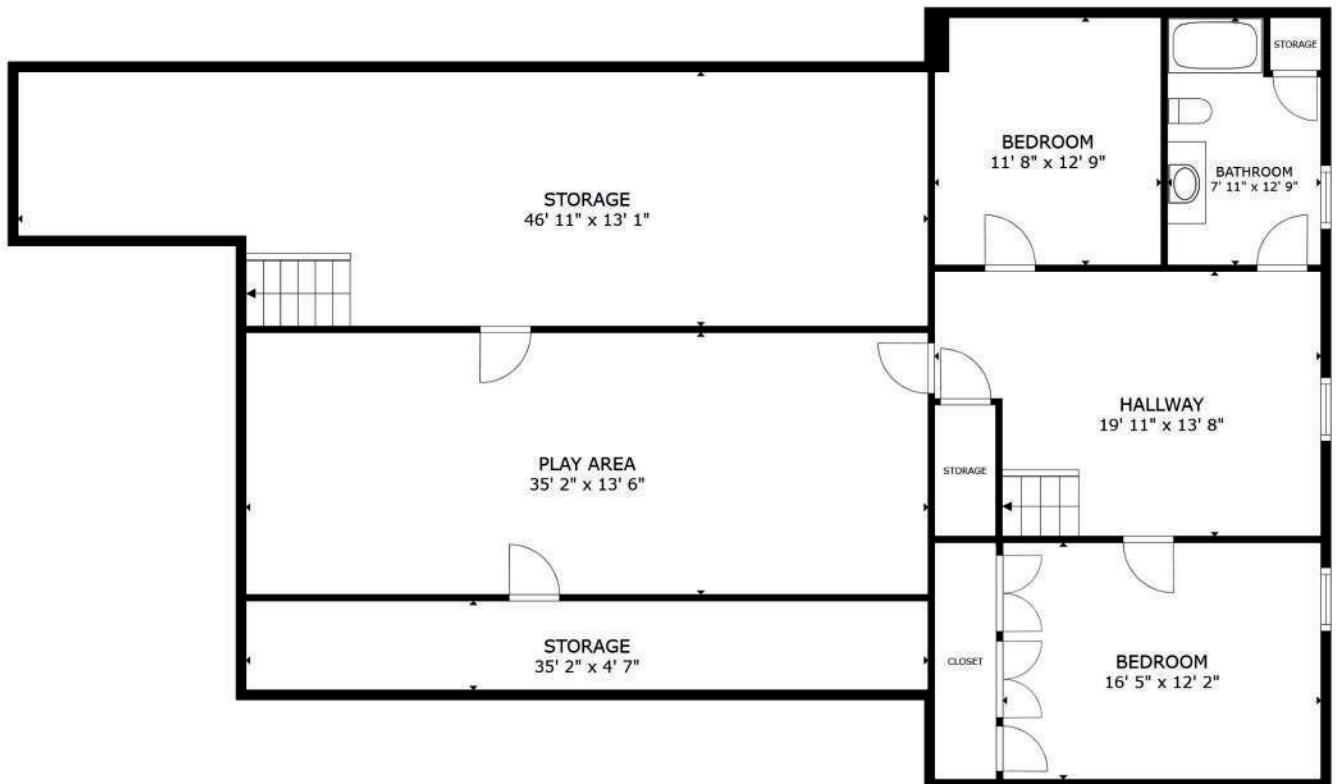
1400
Square Feet

Completely reimagined from the studs up, this meticulously renovated luxury home features modern design, premium materials, and exceptional attention to detail. The property offers top-tier upgrades across every system—electrical, plumbing, HVAC, insulation, and finishes. Every inch of this home, inside and out, has been thoughtfully updated to the highest standard.





FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 2,014 sq.ft. FLOOR 2 2,116 sq.ft.
 EXCLUDED AREAS : GARAGE 592 sq.ft.
 TOTAL : 4,130 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

FEATURES & UPDATES

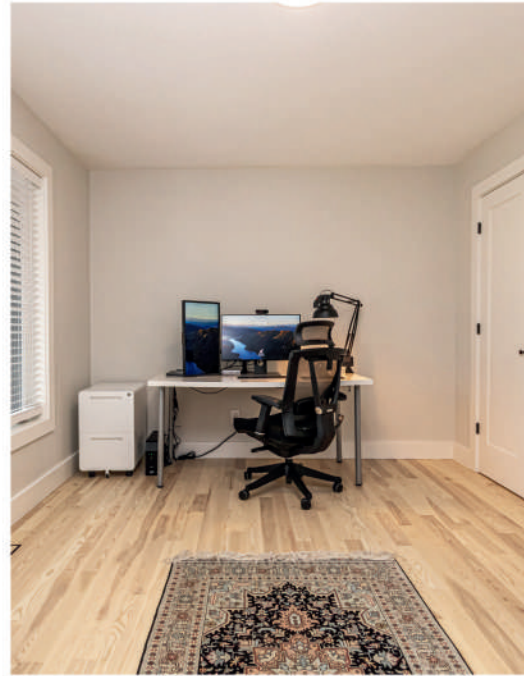
A CLOSER LOOK AT WHAT MAKES THIS HOME SPECIAL AND THE WORK THAT HAS BEEN DONE



- Fully stripped to studs and rebuilt (2023–2024)
- Custom Kitchen Creations design with rift-cut white oak & quartz countertops
- Bosch 800 series appliances; 36" induction cooktop & remote-control range hood
- Solid White Ash hardwood flooring (Mercier Naked Collection, commercial-grade)
- Main floor laundry with LG Mega Capacity smart washer/dryer
- ADA-compliant bathrooms with tiled showers, quartz, and heated ensuite flooring
- All-new interior doors, trim, and finger-joint solid pine baseboards
- Upgraded electrical system: 200-amp panel, smart switches, child-safe outlets
- Five exterior & interior security cameras including garage, keypad, and doorbell
- Mitsubishi central heat pump, air exchanger, and duct upgrades
- New basement bathroom, luxury vinyl plank flooring over insulated subfloor
- Fully insulated exterior walls and box joists in basement

- All-new triple-glazed Koltech windows and custom front door
- New asphalt roof with improved ventilation
- Luxury vinyl siding, Novik shake gables, aluminum soffits, fascia, and trims
- New insulated garage doors & openers
- Fully wired 22' x 12' workshop with roll-up door—matches home exterior
- Landscaped with rip-rap wall, commercial-grade retaining wall, French drains
- Large concrete patio (~18' x 32') plus 12' x 10' pad for future outdoor kitchen
- 25' x 18' pea gravel play area edged with rot-resistant hemlock
- Front paver stone walkway, oversized landscaping steps







MAIN LIVING SPACE

BRIGHT & OPEN CONCEPT DESIGN

The main floor was completely redesigned with 90% of interior walls reconfigured to maximize function and flow. The custom Kitchen Creations kitchen features two-tone rift-cut white oak cabinetry, quartz slab countertops and backsplash, under-cabinet LED lighting, and Bosch 800 series appliances. Solid White Ash hardwood flooring, modern trim, and high-quality paint throughout create a bright, contemporary living space. The ensuite bathroom was fully rebuilt with radiant in-floor heat, a tiled walk-in shower, and ADA-compliant features. A newly added mudroom and foyer include custom wood benches and built-in shelving, blending functionality with style.



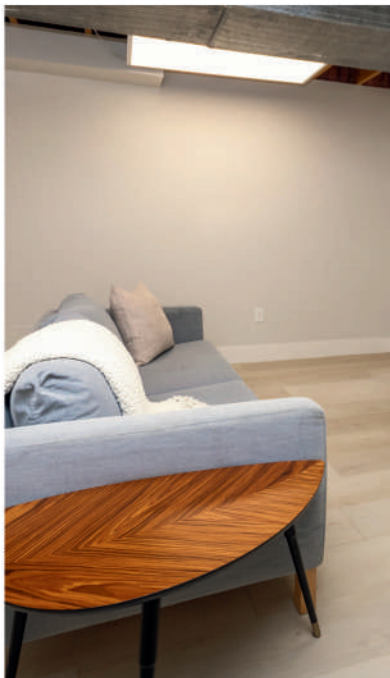


BEDROOMS & BATHROOMS

COMFORTABLE & FLEXIBLE RETREATS

Each bathroom in the home was completely redone, with ADA-compliant tiled enclosures, high-end Delta fixtures, and quartz accents. The primary suite offers spa-like luxury with heated floors, a walk-in shower, and premium finishes. Bedrooms feature new solid doors, custom closets, and premium trim, all professionally painted. The main bath offers similar high-end finishes with thoughtful design.





LOWER LEVEL

PERFECT SPACES FOR HANGING OUT

The basement was fully gutted, re-insulated, and redesigned to code with upgraded heating and finished walls. The new bathroom features tiled tub surround, and the flooring is luxury vinyl plank over insulated subflooring, making the space comfortable year-round. New drop ceilings, painted concrete playroom floor, and fire-taped utility room show careful attention to detail. Custom trim, solid doors, and premium carpeting on the stairs complete the lower level.

WHY WE LOVE THIS PLACE

A NOTE FROM THE HOMEOWNERS

We approached this renovation not as a flip or cosmetic refresh, but as a complete rebuild with the long-term in mind. When we purchased 10 Eagle Court, we saw potential—not just in the home itself, but in the lifestyle it could offer. So we took it down to the studs, redesigned the layout, and upgraded every major system to meet or exceed today’s standards. Our goal was to create a home that felt beautiful, functional, durable, and stress-free for years to come.

From the custom-designed kitchen by Kitchen Creations with its thoughtful layout and Bosch appliances, to the White Ash hardwood floors, radiant in-floor heating, smart switches, and triple-glazed Koltech windows—we selected materials and features that prioritize comfort, energy efficiency, and aesthetic appeal. We built custom storage solutions into the mudroom, foyer, and pantry to make daily living easier and more organized.

The landscaping project was just as intentional. We wanted a property that managed water properly, offered outdoor space for entertaining, and allowed room for future plans like a pool or outdoor kitchen. The commercial-grade retaining walls, French drain systems, concrete patio, and wired workshop were all part of that vision. Even the pea gravel play area and perennial gardens were designed with families and ease of maintenance in mind.

We also considered safety and connectivity—installing a whole-home smoke/CO2 detection system, smart switches, and multiple security cameras. The basement, often overlooked in many homes, was fully re-insulated, heated, and finished to the same standard as the main level, providing extra comfort and versatility.

Our hope was to create a home where beauty meets practicality—where every finish is intentional, and every system is reliable. Whether you’re entertaining friends, enjoying a quiet morning on the patio, or just appreciating the peace of mind that comes with knowing everything’s been done right, this home delivers.

We’ve poured ourselves into this project with care and precision, and we’re proud of the result. We’re confident that whoever moves in next will be getting not just a house—but a high-performing, low-maintenance home that’s ready for whatever the future brings.



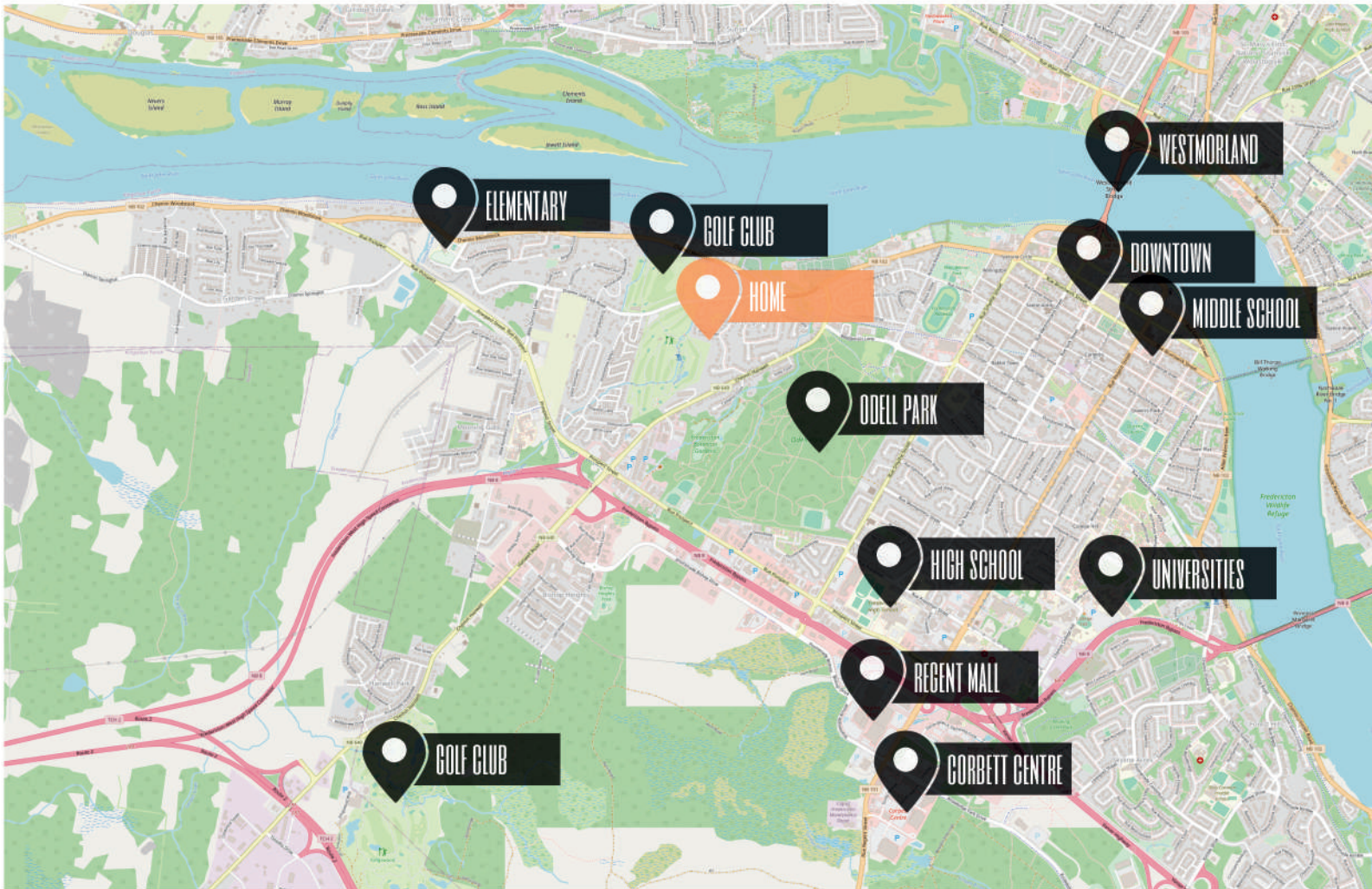
GRADES K - 5
Garden Creek Elementary School



GRADES 6 - 8
George Street Middle School



GRADES 9 - 12
Fredericton High School



NEIGHBOURHOOD & SCHOOLS

THE PERFECT LOCATION

Located in a quiet, upscale cul-de-sac in Fredericton, 10 Eagle Court offers both privacy and convenience. You'll enjoy being minutes from shopping, schools, parks, and city amenities, while the large lot and landscaping give the feel of a private retreat. With direct access to city services and stormwater systems, the property is built for longevity and low maintenance—ideal for families or anyone seeking refined, stress-free living.



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