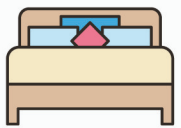


247 SUNPOKE ROAD

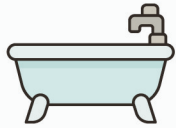
RUSAGONIS | NEW BRUNSWICK

A peaceful 7+ acre retreat featuring a well-maintained home, a private two-storey cabin, and access to trails—perfect for nature lovers, remote work, or homesteading.

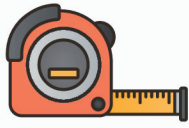




2
Bedrooms



1.5
Bathrooms



1200
Square Feet

This beautifully maintained home offers a peaceful escape just outside the city. The spacious eat-in kitchen features oak cabinetry, a built-in pantry, and a breakfast bar, while a bright year-round sunroom adds extra living space. The lower level includes two bedrooms, a half bath with laundry, and ample storage. Outside, a double detached garage provides convenience, and a two-storey cabin .



Approx 7.14 Acres

FEATURES & UPDATES

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

- 7+ acres with garden space, wooded trails & access to a pond
- Bright sunroom with large windows & passive winter heating
- Spacious eat-in kitchen with oak cabinetry & built-in pantry
- Primary bedroom with double closet
- Updated lower-level bath (2023) with space for future shower
- Two-storey cabin with power, private well, full bath, internet
- Large detached garage with workshop & storage space
- 20x20 patio surrounded by perennial herbs & peonies
- Trails throughout the property for hiking, ATVs & snowmobiles, backing onto a provincial trail system
- Wildlife-rich property with deer, songbirds, ducks, & more
- Tappable red maple trees for syrup—previously tapped 25
- Established gardens with compost-enriched soil & berry bushes (blueberry, blackberry, currants, and more)
- Located between the Oromocto & Rusagonis Rivers—perfect for fishing, canoeing, kayaking & outdoor recreation
- Septic pumped (2023)

PROPERTY TAXES AND UTILITIES

- NB Power: Average \$330/month.
- Property Taxes: \$2361.58 (2025)





MAIN LEVEL

BRIGHT & OPEN CONCEPT DESIGN

The spacious eat-in kitchen features oak cabinetry, a breakfast bar, and a built-in pantry, making it a great spot for both everyday meals and entertaining. A bright, year-round sunroom extends the living space, perfect for relaxing and enjoying the views. The main level also includes the living room and full bathroom.





LOWER LEVEL

COMFORTABLE & SPACIOUS RETREATS

The lower level of this home offers a comfortable and functional living space. The primary bedroom features a generous double closet, providing ample storage. A second bedroom is perfect for guests, a home office, or additional family members. The half bath with laundry adds convenience, and two separate storage areas ensure everything stays organized.





CABIN

PERFECT SPACE FOR HOSTING

Tucked away along a private trail, the two-storey cabin is a true retreat. Featuring a cozy kitchen, full bathroom with shower, and a spacious living area with a beamed ceiling and woodstove, it's perfect for guests, rental income, or personal use. Upstairs, a loft-style bedroom offers a peaceful escape, making the cabin an inviting space to unwind. With internet access, this charming hideaway is ideal for remote work, an artist's retreat, or a weekend getaway. Whether enjoying the warmth of the woodstove in winter or the peaceful surroundings in summer, this cabin is a special feature.

WHY WE LOVE THIS PLACE

A NOTE FROM THE HOMEOWNERS

“We have loved living here - this property allows you to not only purchase a home, but a lifestyle. There's so much variation that has allowed us to enjoy different aspects of it depending on the season.

There's productive garden space, plenty of woods to enjoy, and even access to a great little pond at the back of the property. Wildlife abounds with regular sightings of deer, songbirds, ducks, foxes, hawks and any other local species you can imagine.

It's situated right between the Oromocto River and Rusagonis River on a high, dry ridge in a rural area with tons of woodland, farmland. If you like fishing and hunting, canoeing or kayaking, hiking, snowmobiling or ATVing (the back of this property borders a provincial trail system) you will not be disappointed in the surrounding area. The community is welcoming, and we particularly enjoy the monthly breakfast at the Rusagonis Community Centre and close access to wood products from Station Woodworking.

On the property, the garden space (along the driveway, and raised beds in the back yard) has been annually amended with tonnes (literally) of good compost. Be prepared to grow more vegetables and flowers that you can handle. There are also planted and wild berry bushes (blueberry, blackberry, currants, gooseberry, highbush cranberry). In the woods you can cut firewood to warm the cabin, and tap the red maple trees to make maple syrup. We've had up to 25 taps and could have done more. There are trails through the property to give good access to every corner by foot, ATV, or snowmobile.

The back lawn surrounds a 20x20 patio that is surrounded by perennial herbs and specialty peonies and is a bright, warm spot for summer barbeques. The screened gazebo is an excellent addition for a fun place to relax out of the elements.

We had only just begun to explore the potential of this property, we started our family here and enjoyed integrating into the community. We hope you get a chance to enjoy it as much as we have.”



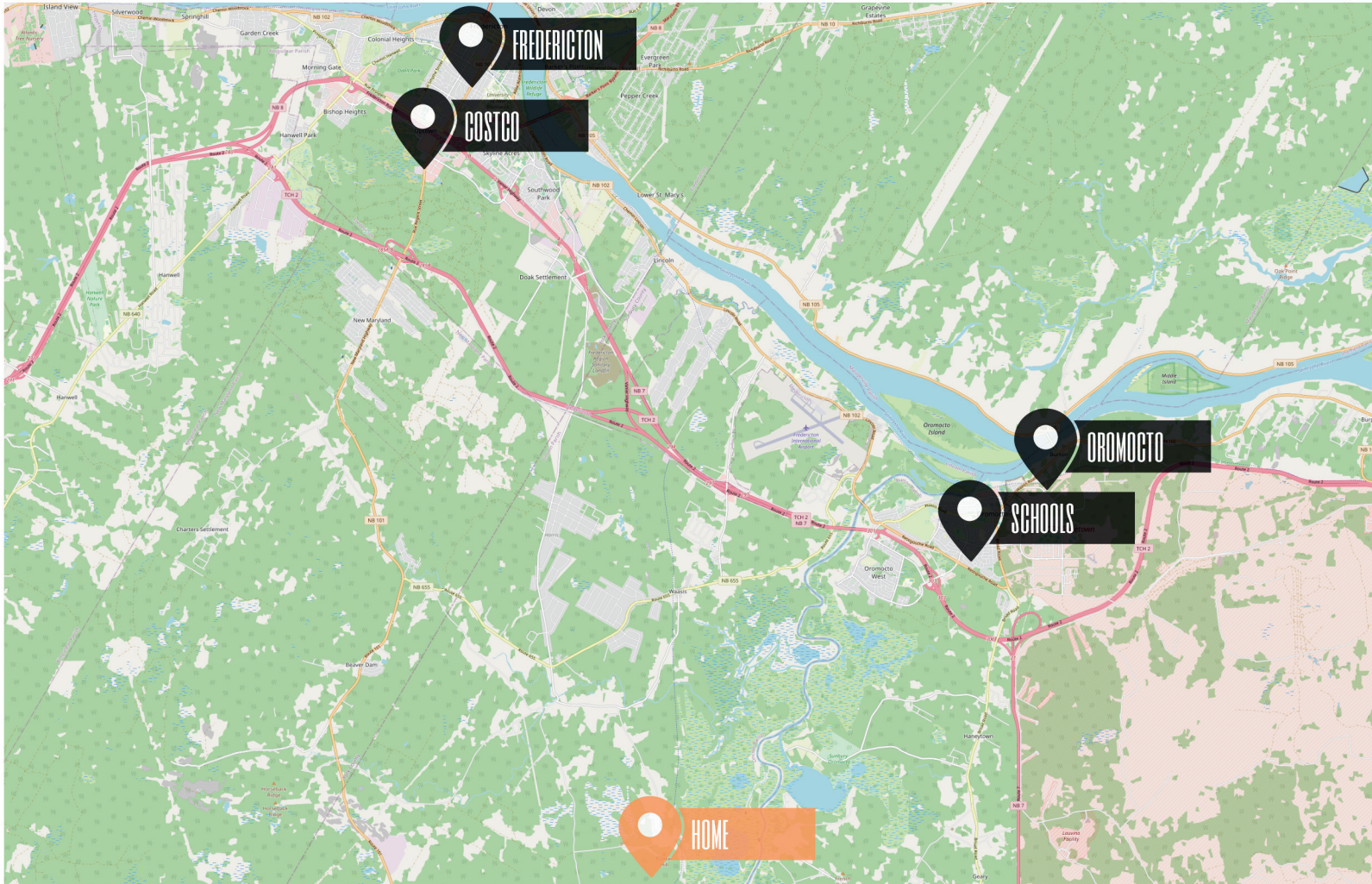
GRADES K - 5
Gesner Street Elementary School



GRADES 6 - 8
Ridgeview Middle School



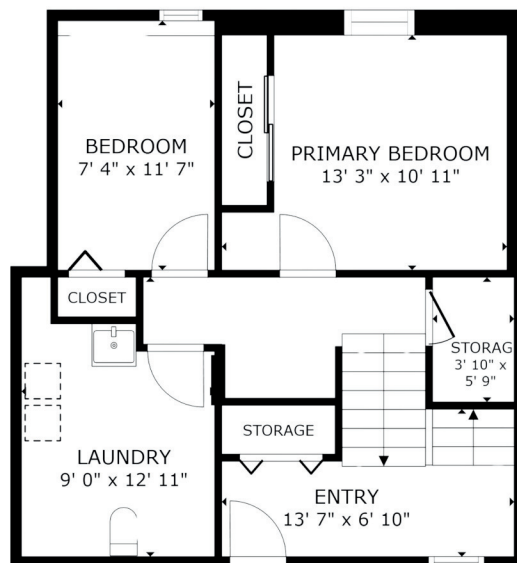
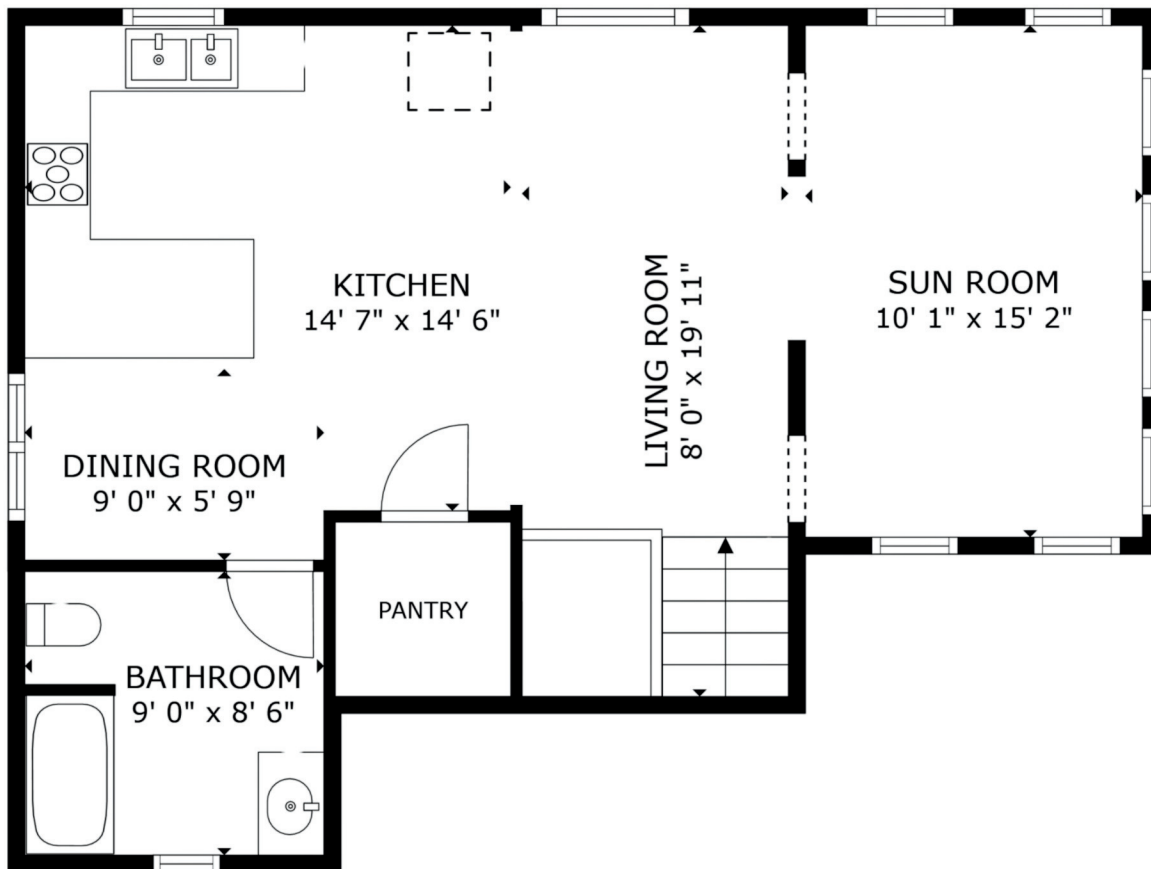
GRADES 9 - 12
Fredericton High School



NEIGHBOURHOOD & SCHOOLS

COMFORTABLE & SPACIOUS RETREATS

The perfect blend of rural tranquility and urban convenience. Enjoy peaceful country living while being just a short drive to Fredericton and Oromocto, providing easy access to schools, shopping, restaurants, and other amenities. The area is well-known for its outdoor lifestyle, with nearby trails for ATVs, snowmobiling, and hiking. Rusagonis is a tight-knit community that is connected to everything you need.





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