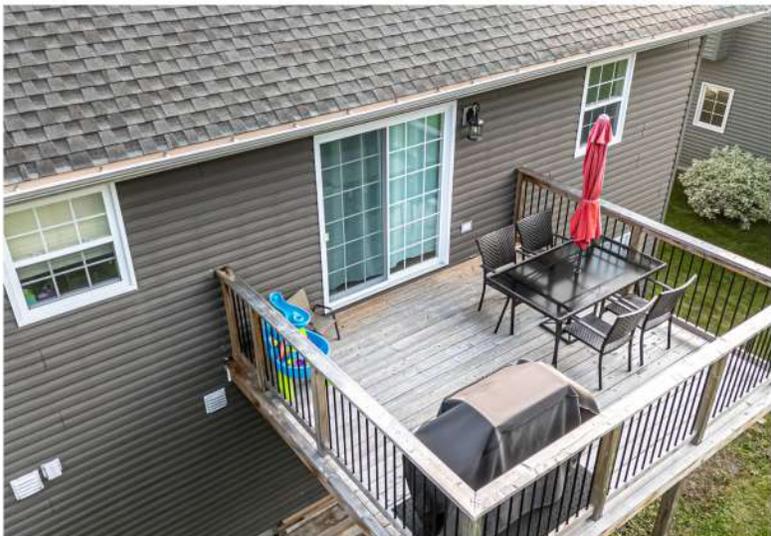


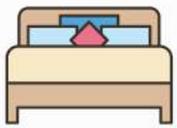
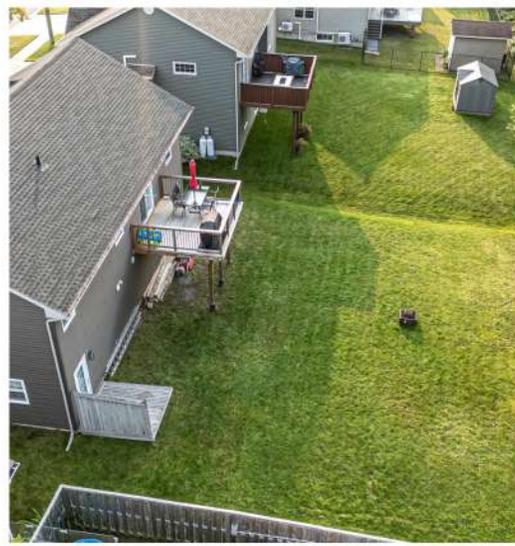
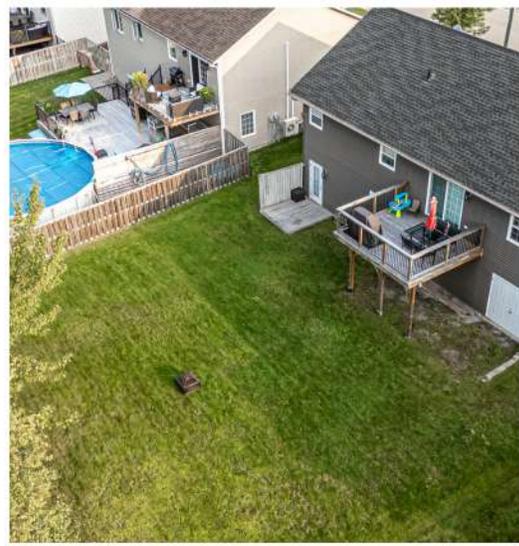
# 87 PETERS DRIVE

BROOKSIDE WEST | FREDERICTON

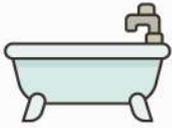
A bright and spacious split-entry home in family-friendly Brookside West, featuring modern updates, a walkout basement, and a prime location near schools, parks, and shopping.







3 + 1  
Bedrooms

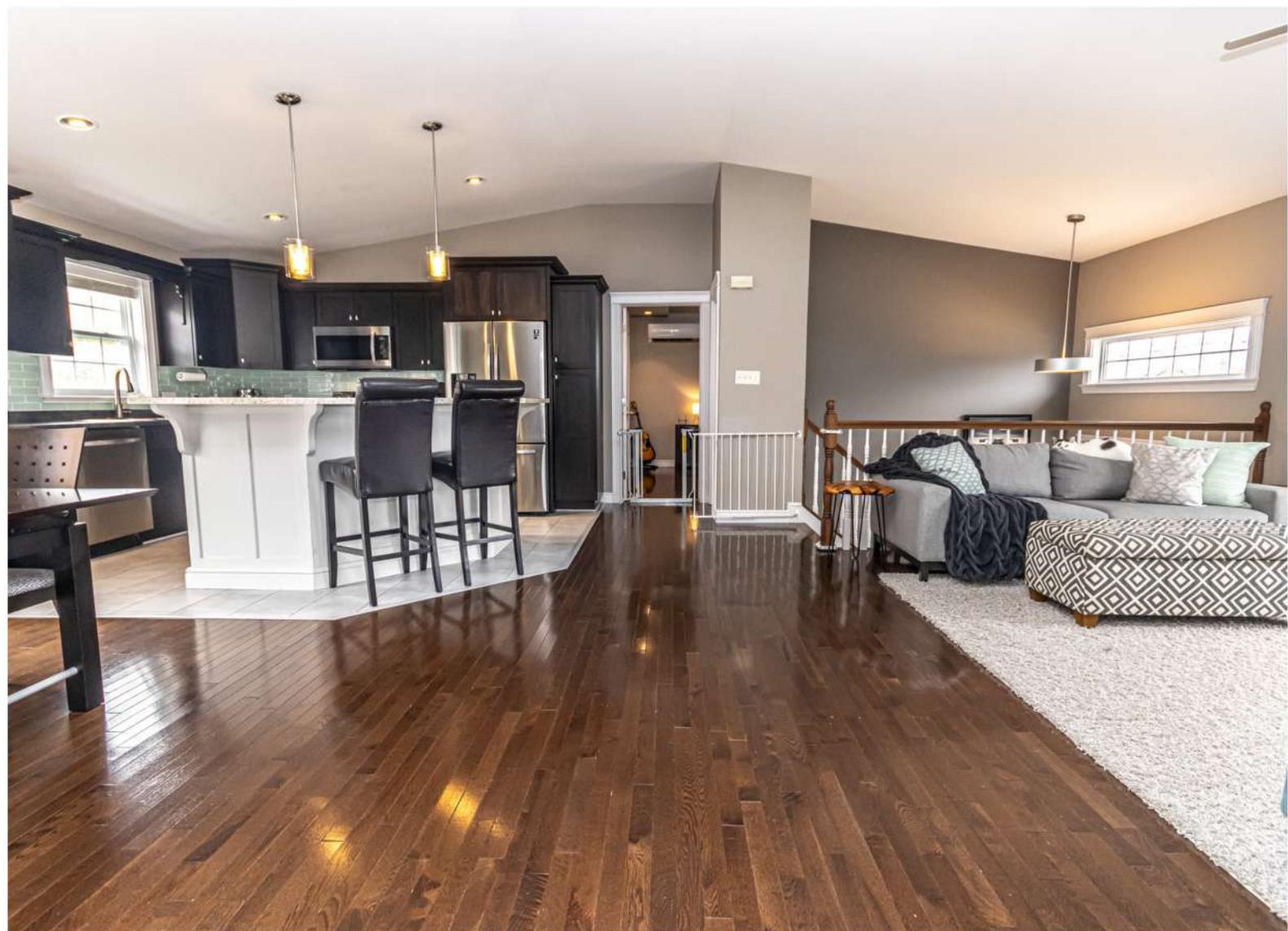


3  
Bathrooms



2099  
Square Feet

Located in Brookside West, this 4-bedroom, 3-bathroom split-entry home offers a bright, open-concept design with gleaming hardwood floors and large windows. A two-car garage, ample storage, and a fantastic location close to schools, parks, and shopping make this home a must-see.





# FEATURES & UPDATES

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

- Primary suite separate from other bedrooms
- Ensuite with double vanity, jacuzzi tub & walk-in closet
- Bright, open-concept upper level with hardwood floors
- Modern kitchen new appliances (2022) & luxury vinyl tile (2024)
- New heat pump (2020) for energy-efficient climate control
- Lower level with 4th bedroom & full bath with laundry
- Oversized two-car garage with extra storage room
- Treed backyard for privacy and outdoor enjoyment
- New upper deck (2022) perfect for relaxing or entertaining
- New LG washer & dryer (2024)
- Freshly painted throughout, with updated light fixtures
- Central vacuum & security system for added convenience
- Located in a family-friendly neighbourhood
- Restrictive covenants in place to protect your investment

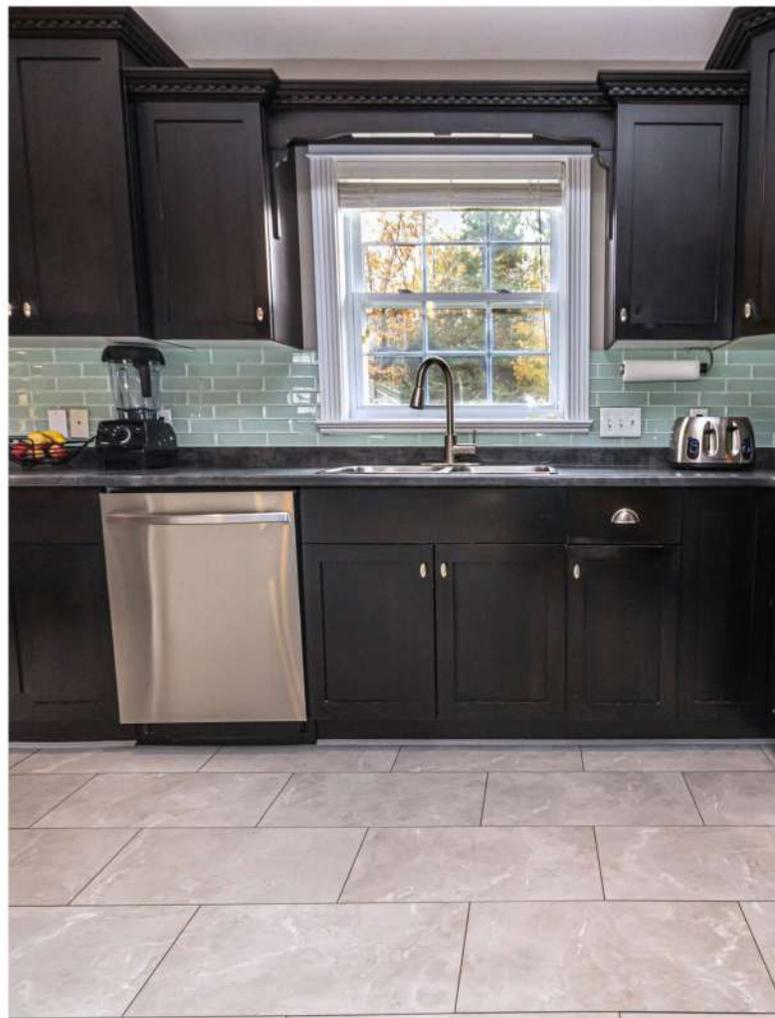




# MAIN LIVING SPACE

## BRIGHT & OPEN CONCEPT DESIGN

The bright, open-concept main level is designed for both comfort and functionality. Gleaming hardwood floors flow throughout the living and dining areas, creating a warm and inviting atmosphere. The dining area opens onto a new upper deck (2022), offering a perfect space for outdoor dining and relaxation.



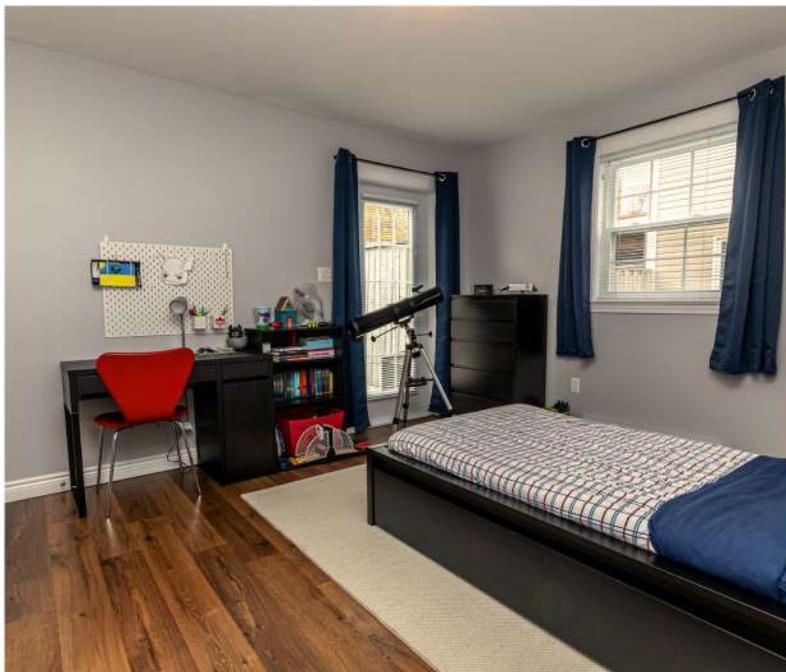


# BEDROOMS & BATHROOMS

## COMFORTABLE & SPACIOUS RETREATS

The primary suite is privately located away from the other bedrooms, offering a peaceful retreat. It features a walk-in closet and a luxurious ensuite with a double vanity, jacuzzi tub, and updated sinks and faucets. Two additional spacious bedrooms are positioned on the opposite side of the home, providing privacy for family members or guests. A well-appointed second full bathroom serves these bedrooms with style and convenience.





## LOWER LEVEL

### PERFECT SPACE FOR HOSTING

The fully finished lower level adds incredible versatility to the home. A large family room with oversized windows keeps the space bright and inviting, making it perfect for a rec room, home office, or play area. The fourth bedroom offers additional privacy and is ideal for guests, older children, or a home gym. A third full bathroom with laundry adds to the home's functionality. With ample storage and direct access to the oversized two-car garage with a separate storage room, this level provides both convenience and practicality.

# WHY WE LOVE THIS PLACE

## A NOTE FROM THE HOMEOWNERS

“What we’ve loved most about this home is how bright and inviting every space feels. The open layout and large windows create a warm atmosphere, and the primary suite has been a peaceful retreat. The lower level with a backyard walkout has been a fantastic space for family and guests.

Living in Brookside West has been amazing—it’s a safe, family-friendly community with easy access to everything we need. We know the next owners will love it as much as we have!”



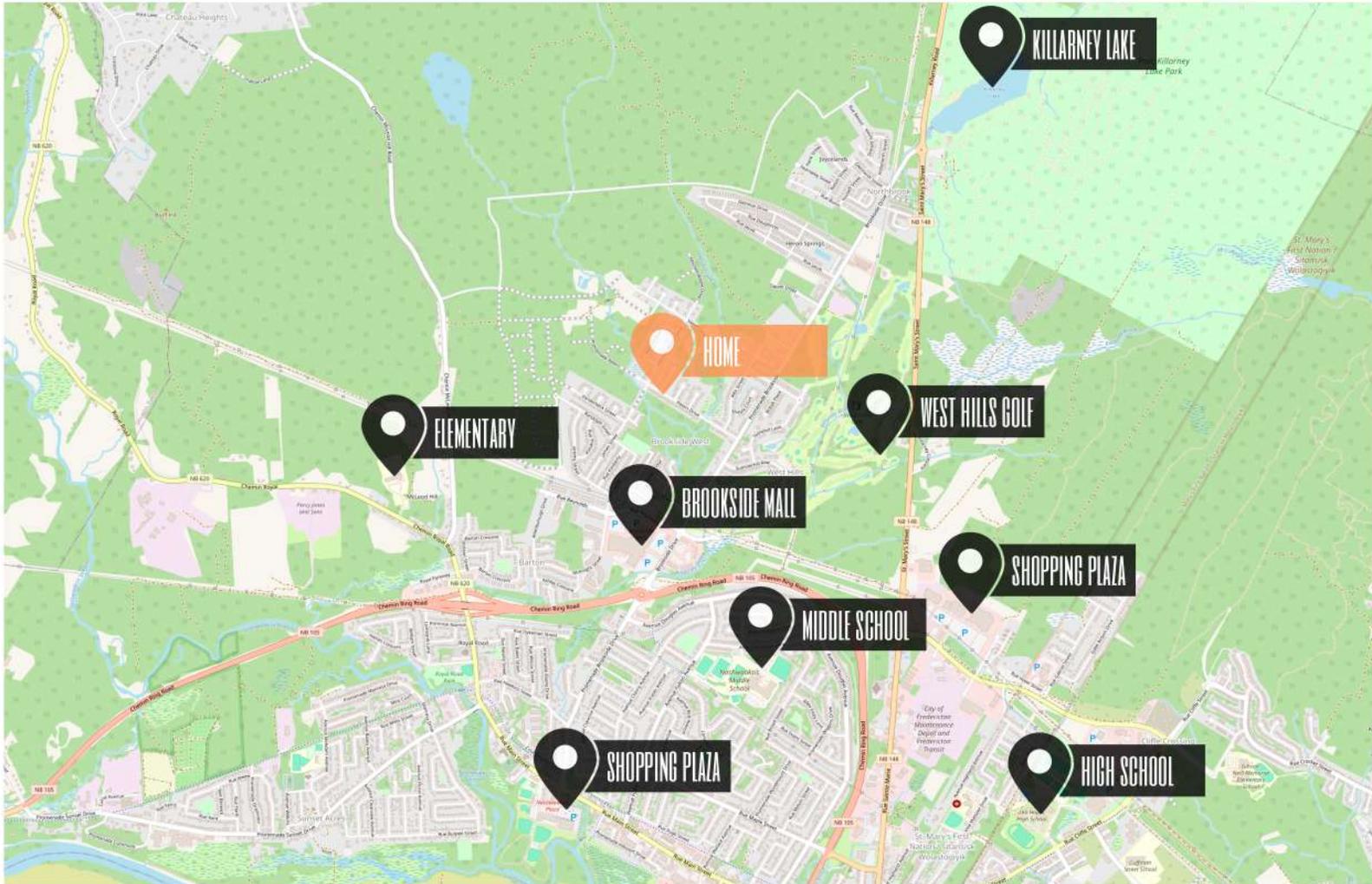
**GRADES K - 5**  
Nashwaaksis Memorial School



**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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