

# 10 EAGLE COURT

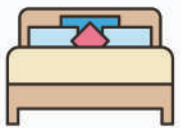
FREDERICTON, NEW BRUNSWICK

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.

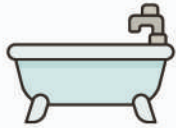








3+1  
Bedrooms



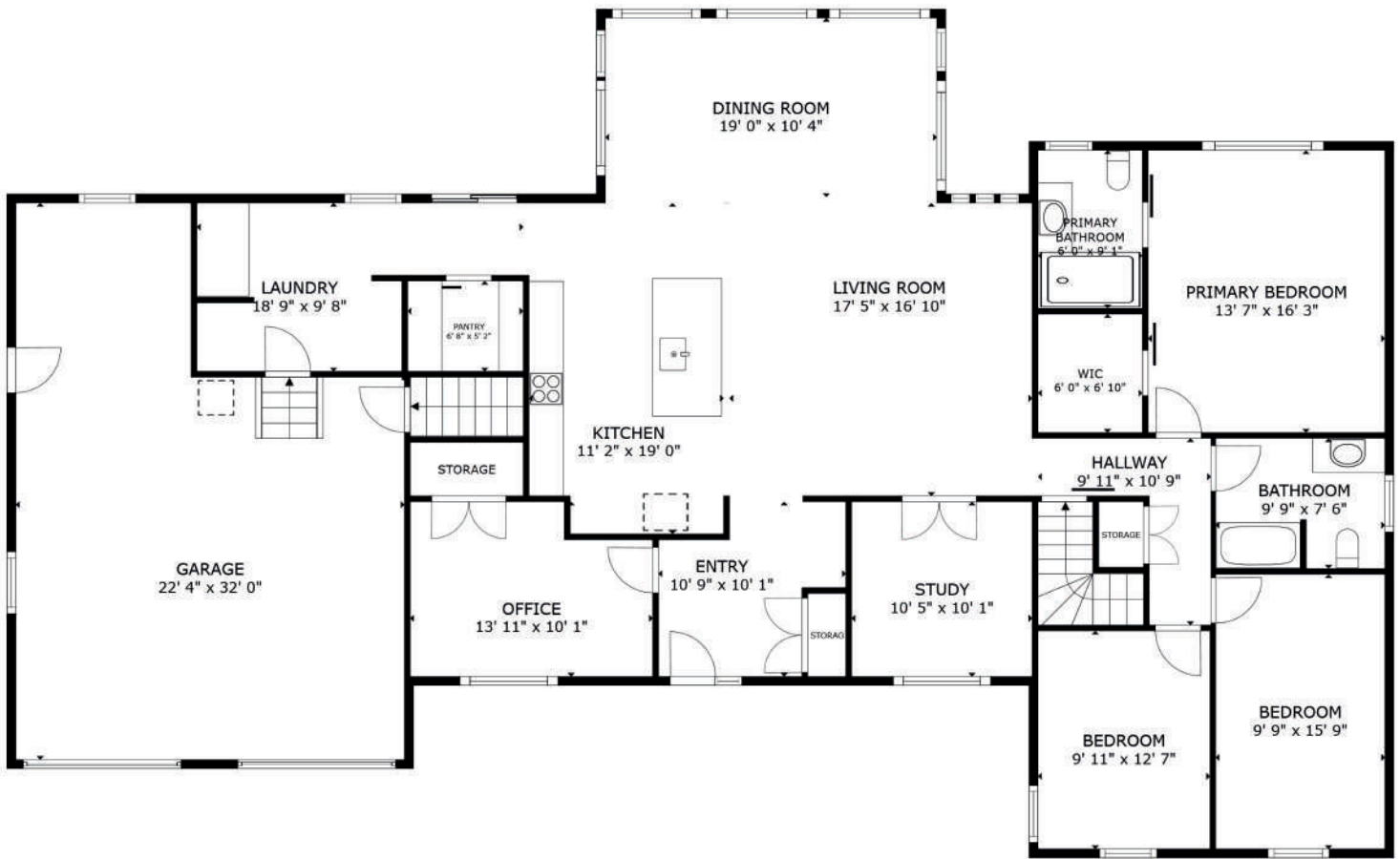
3  
Bathrooms



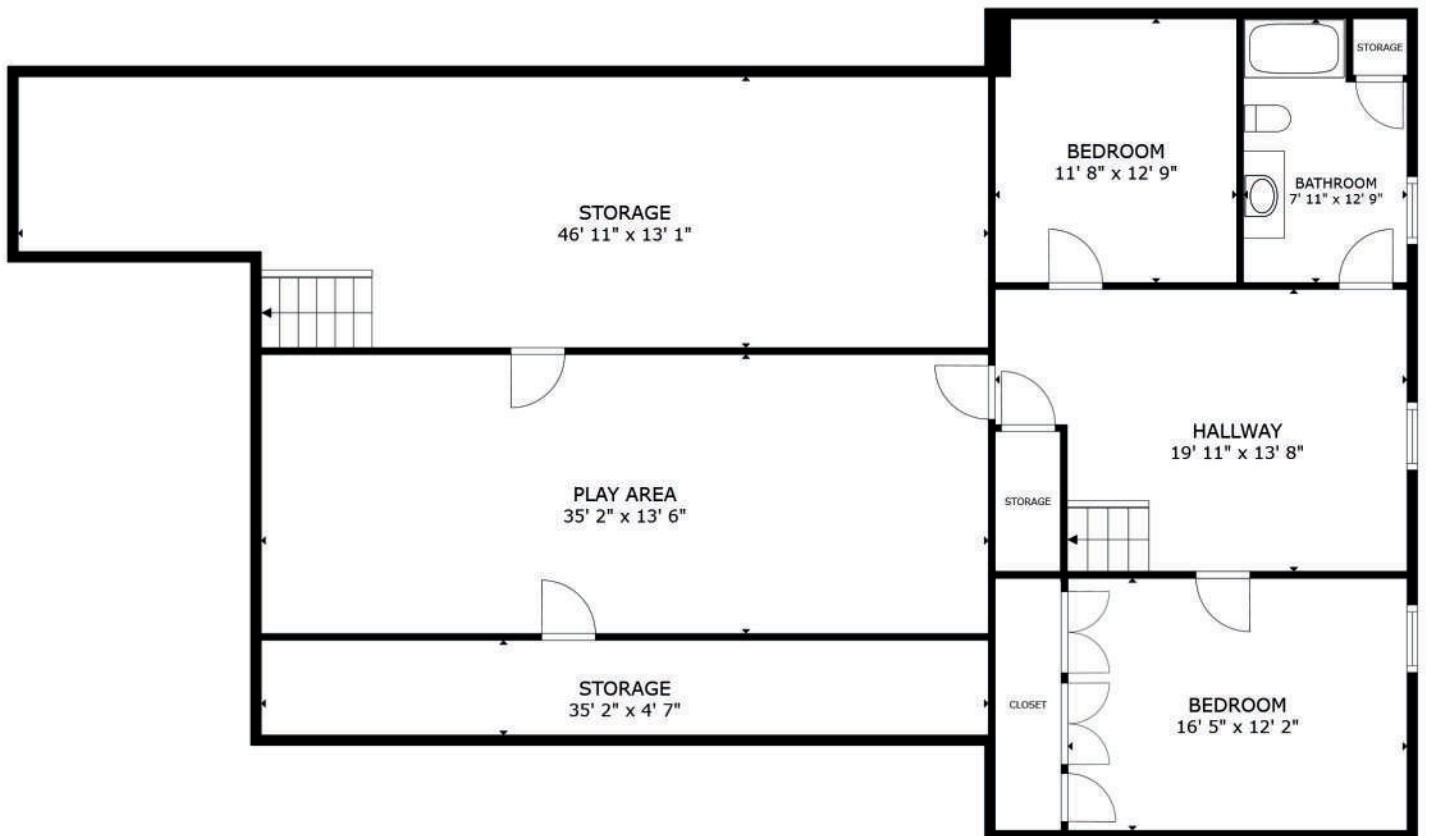
4130  
Square Feet

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

## General Renovations

- 90% of the main floor and basement were stripped to the studs
- Entire home reconfigured with new layout, construction, insulation, and finishes
- Much of the lot excavated, graded, and professionally landscaped

## Property & Landscaping

- Commercial-grade retaining wall (south side) and rip-rap wall (east side)
- Three French drain systems installed:
- South side drainage into pond
- West side system behind retaining wall, fully connected to city stormwater
- East side system behind retaining wall and rip-rap base
- New pond, sump, and drainage system connected to west side
- Upgraded house drain tile system
- Backyard regraded with 6" clean topsoil, then seeded and sodded
- Large 18'x32' concrete patio on insulated gravel pad to reduce cracking
- 12'x10' insulated pad prepped for future outdoor kitchen
- 25'x18' pea gravel play area with 6" depth and rot-resistant hemlock edging
- Paver stone front walkway
- 60"x30" landscaping steps at both front and back entries
- Entire property landscaped with low-maintenance, zone-appropriate, deer/pest-resistant flowers, shrubs & trees for full-season colour
- 22'x12' fully wired workshop with roll-up door, matching home siding/roof, prepped for future pool equipment

## Exterior Upgrades

- Triple-glazed, high-efficiency Koltech windows and patio door
- New front door (Koltech) with smart lock
- New asphalt shingle roof with added ridge vents for improved airflow
- Matching eavestroughs tied into French drain system
- Luxury vinyl siding (Westridge model) + Novik shake gables
- New aluminum fascia and M-series soffits throughout
- Custom-painted Azek PVC window and door trim
- Remodelled veranda with new PVC trim
- Additional attic insulation (batts)
- New insulated 9x8' garage doors, rails, and openers

## Heating, Cooling & Ventilation

- Removed original wood furnace and central brick chimney
- Installed high-efficiency Mitsubishi central heat pump and furnace
- Radiant in-floor heating in primary ensuite
- Fully upgraded HVAC ducting
- Installed air exchanger and hidden Fittes vents (supply & return)
- Installed insulated ducting for kitchen, dryer, and bath venting







## Plumbing

- All plumbing pipes replaced and brought to code
- Upgraded hot water system
- Backup valve installed in basement
- Sump pump added with discharge tied to drain system (never required use)
- Replaced sewage pipes in main floor and sections of basement
- High-quality Delta fixtures installed throughout—cartridge-based replacements

## Main Floor Remodel

- 90% of interior walls reconfigured; LVL beam and roof truss upgrades
- New rear addition built on frost wall foundation with engineered trusses
- Upgraded insulation & enclosure systems
- Custom Kitchen Creations kitchen with:
  - Two-tone rift-cut white oak & painted cabinetry
  - Champagne bronze hardware & faucet
  - Quartz slab countertops & backsplash
  - Undermount Blanco Silgranit sink
  - Smart-compatible LED undercabinet lighting
- Bosch 800 Series appliances, including remote-control 36" induction cooktop
- Main floor laundry with LG 6500 Series (Mega Capacity Smart model)
- New solid MDF interior doors
- New subfloor prep with:
  - Mercier White Ash hardwood (commercial finish)
  - Ceramic tile in foyer, mudroom, and bathrooms
- Remodelled ensuite bathroom:
  - Large tiled walk-in shower, tiled backsplash, radiant floor heat, ADA-compliant
- Remodelled main bathroom with tiled tub enclosure and ADA-compliant fixtures
- Custom pantry shelving and countertop
- Custom wood bench (foyer) and built-in bench/shelving unit (mudroom)
- Custom wood shelving and rods in all closets
- New baseboard and trim (finger-joint solid pine)
- Interior paint: Benjamin Moore Regal Select



## Basement Renovation

- Walls removed to studs, layout reconfigured
- New bathroom with tiled tub enclosure
- Luxury vinyl plank flooring installed over insulated subfloor panels
- All basement exterior walls and box joists insulated
- Basement heating system brought to code
- New interior doors and drop ceiling tiles installed
- Painted concrete playroom floor
- Interior paint: Benjamin Moore Regal Select
- New finger-joint pine baseboards, with PVC baseboards in moisture-prone areas
- Premium carpet and underlay on stairs
- Utility room fire-taped and primed to meet code







# 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

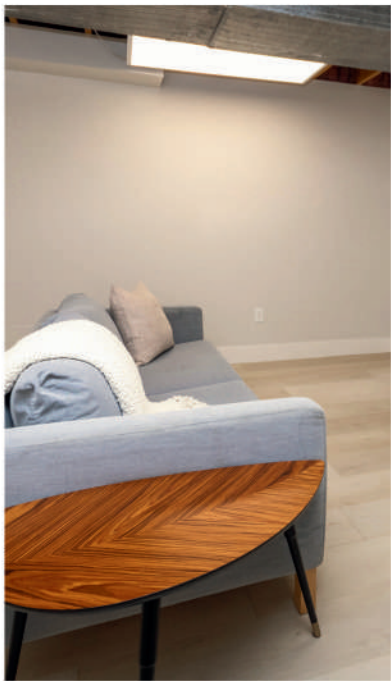
Each bathroom in the home was completely redone, with ADA-compliant tiled enclosures, high-end Delta fixtures, and quartz accents. The primary suite offers spa-like luxury with heated floors, a walk-in shower, and premium finishes. Bedrooms feature new solid doors, custom closets, and premium trim, all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





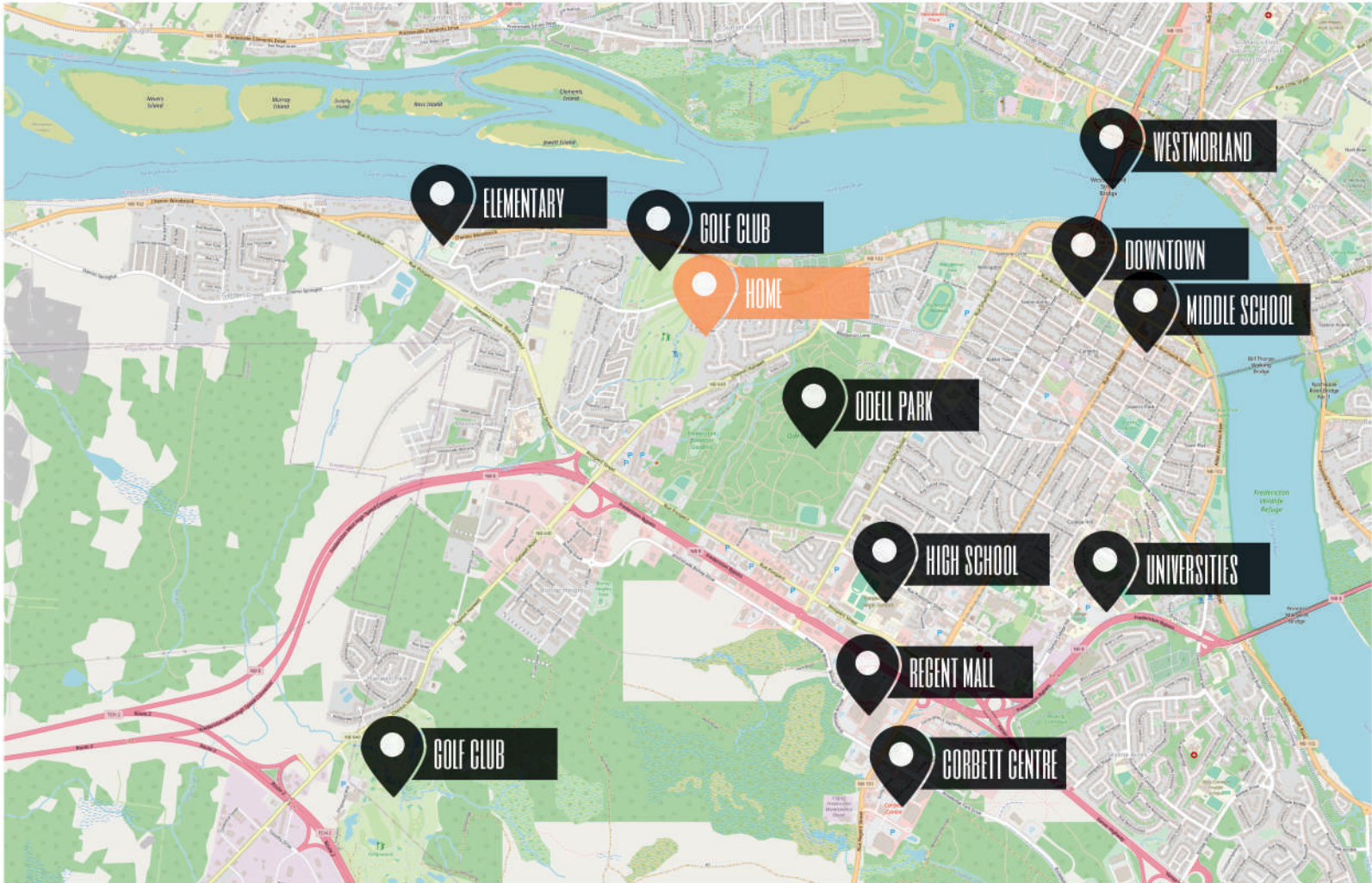
**GRADES K - 5**  
Garden Creek Elementary School



**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.









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