

# 265 SUMMERHILL ROW

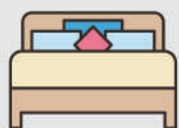
WEST HILLS, NEW BRUNSWICK

An elegant, custom-built R2000 bungalow backing onto West Hills Golf Course—thoughtfully upgraded and move-in ready with stunning views and timeless finishes.

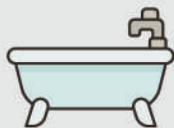








3 + 1  
Bedrooms



3  
Bathrooms

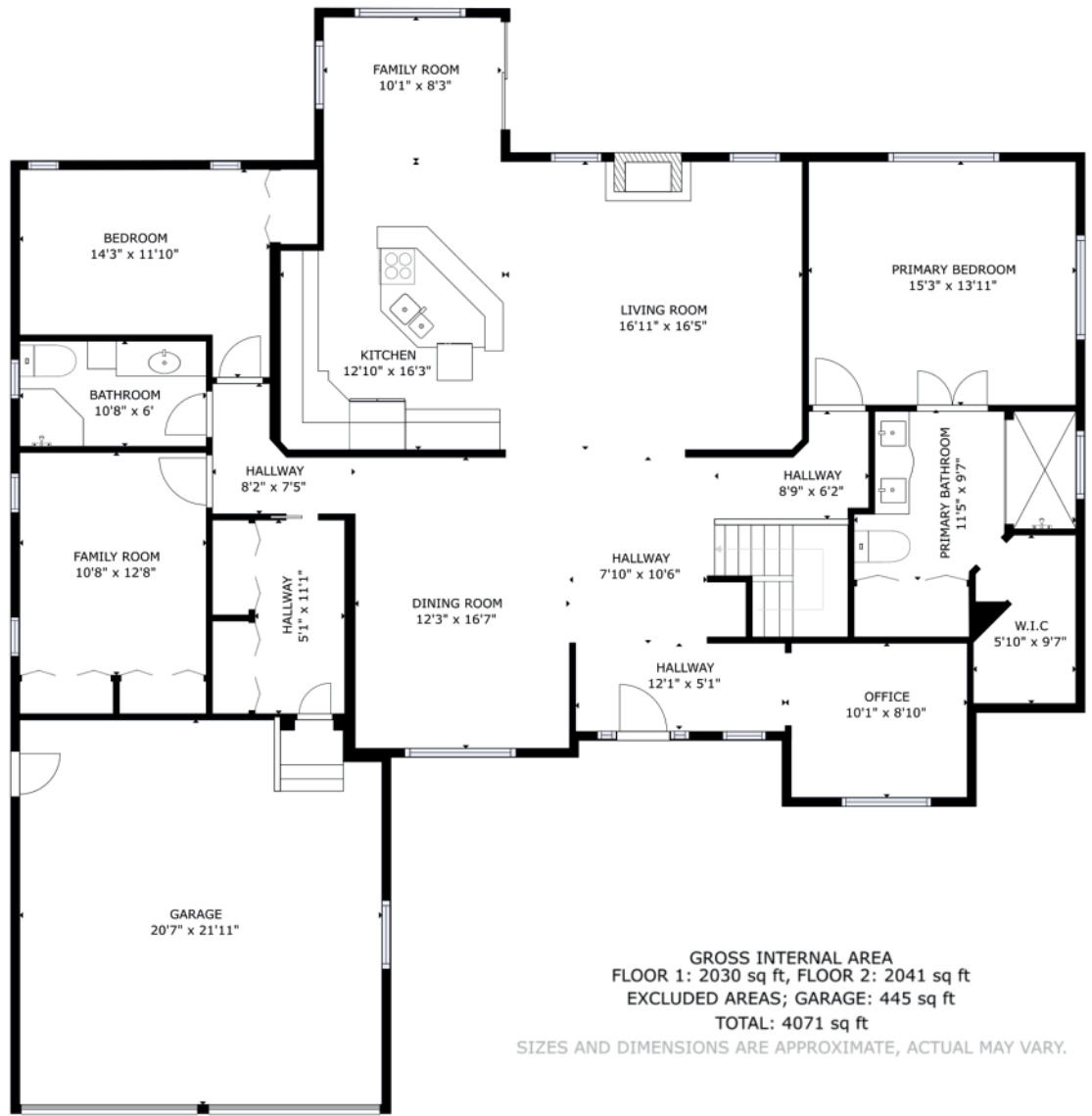


4071  
Square Feet

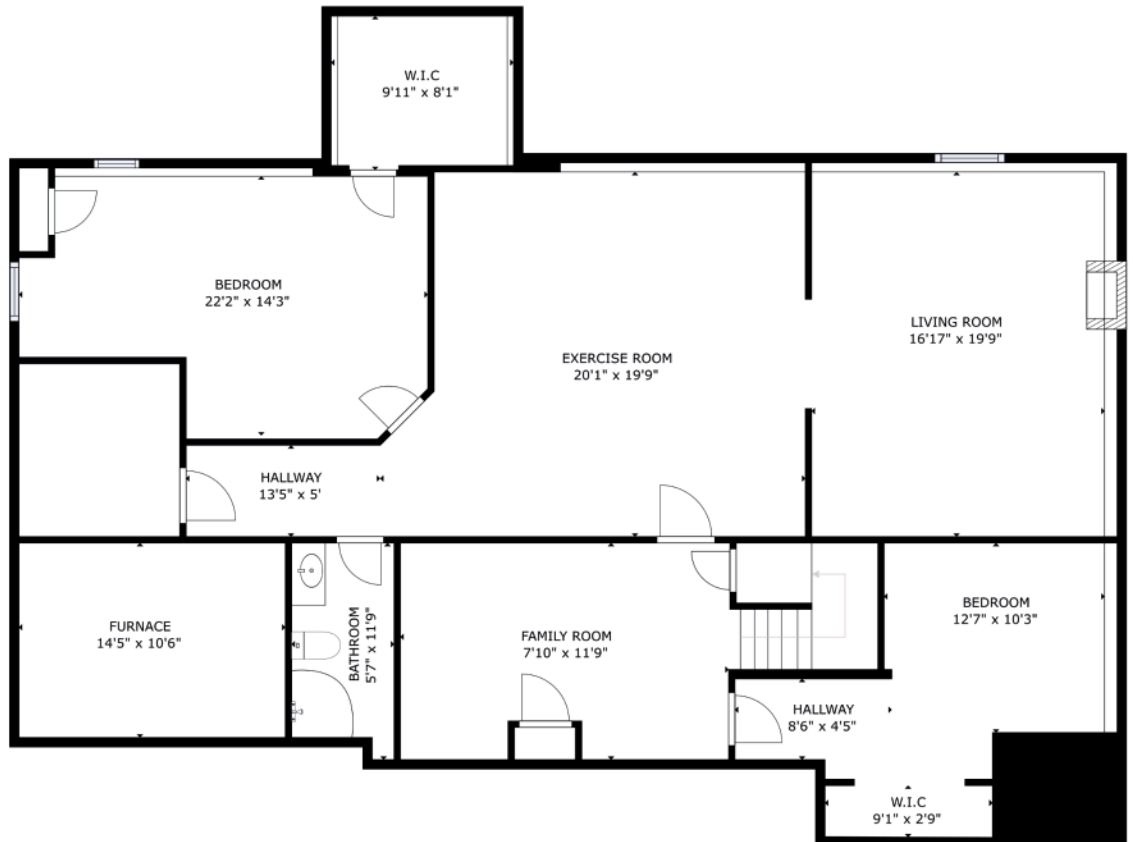
Situated in the prestigious West Hills neighbourhood, this beautifully maintained R2000 bungalow offers peaceful south-facing views over the golf course and a layout designed for comfort, style, and function. From the soaring 9ft ceilings and hardwood floors to the custom kitchen updates and natural gas fireplace, every space in this home feels intentional and inviting.



# MAIN LEVEL



# LOWER LEVEL





# FEATURES & UPDATES

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

- Located in West Hills, backing onto golf course
- Custom-built R2000 bungalow
- 9ft ceilings with crown molding
- Hardwood floors & natural light throughout
- Updated kitchen with new hardware, faucet, & appliances
- Open-concept living with natural gas fireplace
- Formal dining room + separate office/flex space
- Private primary suite with walk-in closet & tiled ensuite
- Updated bathrooms with quartz counters, tile, and fixtures
- Fully finished basement with bedroom, bath, & family room
- New deck railing paint (2025)
- Roof replaced 6 years ago
- Interior painted in 2021
- Dishwasher (1 yr), fridge (2 yrs), washer/dryer (3 yrs)

## UTILITY COSTS AND PROPERTY TAX

- NB Power Costs: Approx. \$100/month
- Natural Gas: Approx. \$200/month
- Water: Approx. \$170/quarter
- Property Tax Cost: \$8916.19 (2025)









# MAIN LIVING SPACE

## BRIGHT & OPEN DESIGN

The home offers an inviting, open-concept layout perfect for both everyday living and entertaining. Soaring 9ft ceilings, hardwood floors, and abundant natural light make the space feel open. The kitchen has been tastefully refreshed and a two-tier island that provides extra prep space and seating. A natural gas fireplace anchors the adjacent living area, while the sunny sitting nook and dining space offer direct access to the updated back deck with views over the golf course.







# BEDROOMS & BATHROOMS

## COMFORTABLE & SPACIOUS RETREATS

Tucked privately at the back of the home, the primary suite is a peaceful retreat overlooking the backyard. The ensuite has been updated with quartz counters, dual sinks, a tiled walk-in shower, and a tucked-away laundry area. The custom walk-in closet includes built-in shelving and thoughtful storage solutions. Two additional bedrooms on the main floor are well-sized for guests or family and share a full second bath, also updated with stylish tile and finishes. Every detail has been carefully considered to balance luxury and function.







## LOWER LEVEL

### ADDED SPACE FOR FAMILY

The finished basement adds flexible space for family life or entertaining. A large family room—freshly painted in 2023—is ideal for movie nights, games, or relaxing. A fourth bedroom and third full bathroom make this level perfect for guests or older children, while the remaining space offers ample storage for seasonal items or hobbies.



# WHY WE LOVE THIS PLACE

## A NOTE FROM THE HOMEOWNERS

“When we first found this home, we were drawn to the peaceful golf course setting, the thoughtful layout, and the quality of the build—but it’s the day-to-day living here that has truly made it special. From quiet mornings with coffee on the back deck to cozy winter evenings by the fireplace, this home has been a haven for us.

The open layout has made hosting family and friends easy and enjoyable, and the natural light throughout the home brings a sense of calm year-round. The primary suite has been our personal retreat—private, spacious, and functional with the added bonus of main floor laundry tucked conveniently into the layout. The basement has been a favourite space for games, movie nights, and a quiet escape when needed.

Living in West Hills has been just as rewarding. It’s a quiet, friendly neighbourhood with beautiful surroundings and great access to the city. The views of the golf course change with the seasons and always offer something to enjoy—whether it’s a sunrise over the fairway or the peaceful sight of freshly fallen snow.

We’ve put care into every update we’ve made and hope the next owners will enjoy this home and its setting as much as we have. It’s a truly special place.”





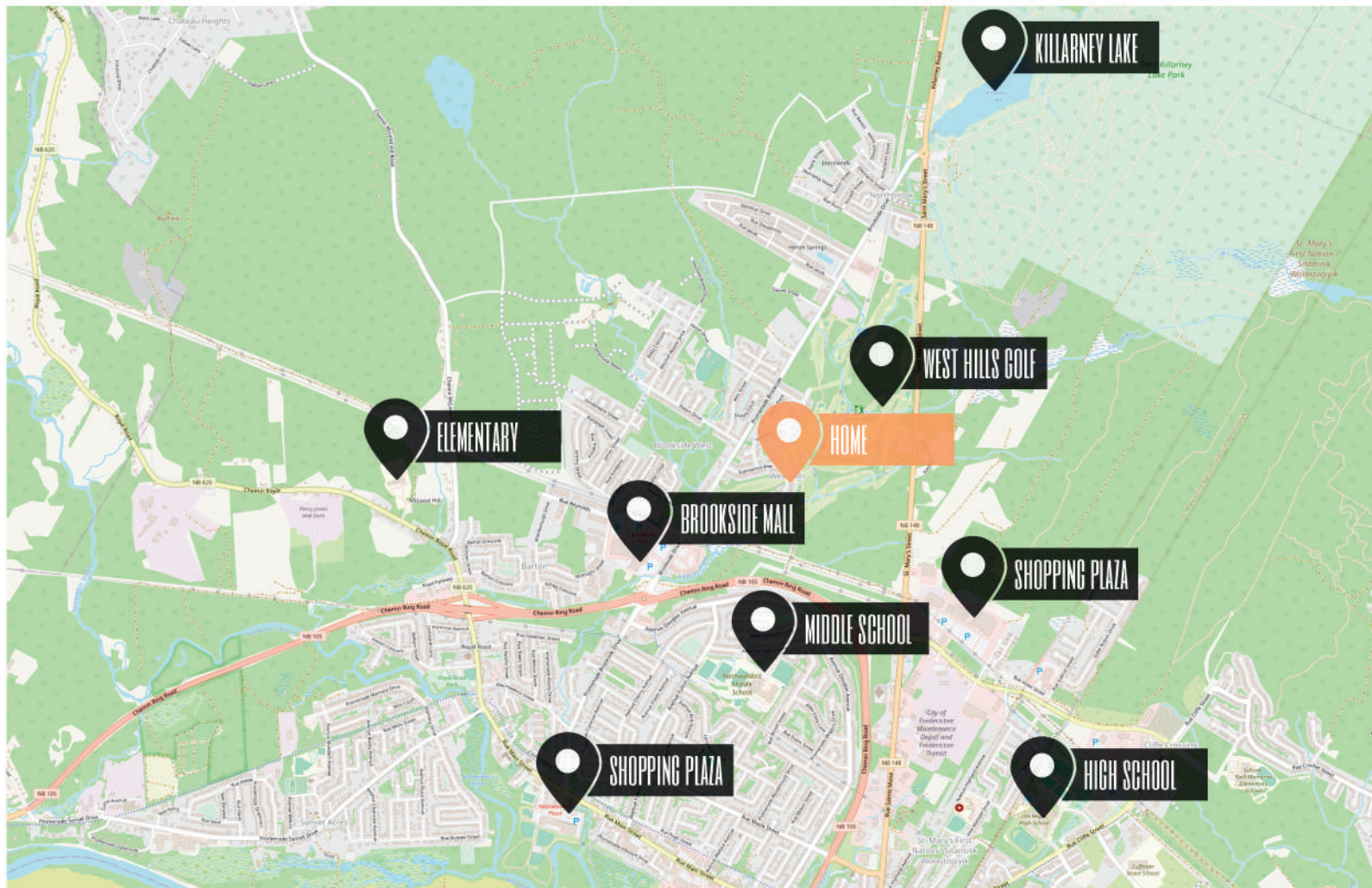
**GRADES K - 5**  
Nashwaaksis Memorial School



**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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