

# 72 BRADSHAW DRIVE

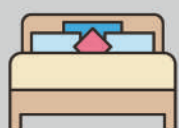
NEW MARYLAND, NEW BRUNSWICK

A beautifully updated family home in Castle Acres with a woody backyard, stylish renovations, and one of the best outdoor spaces in the neighbourhood.

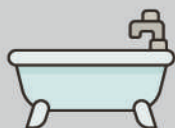








3  
Bedrooms



2.5  
Bathrooms

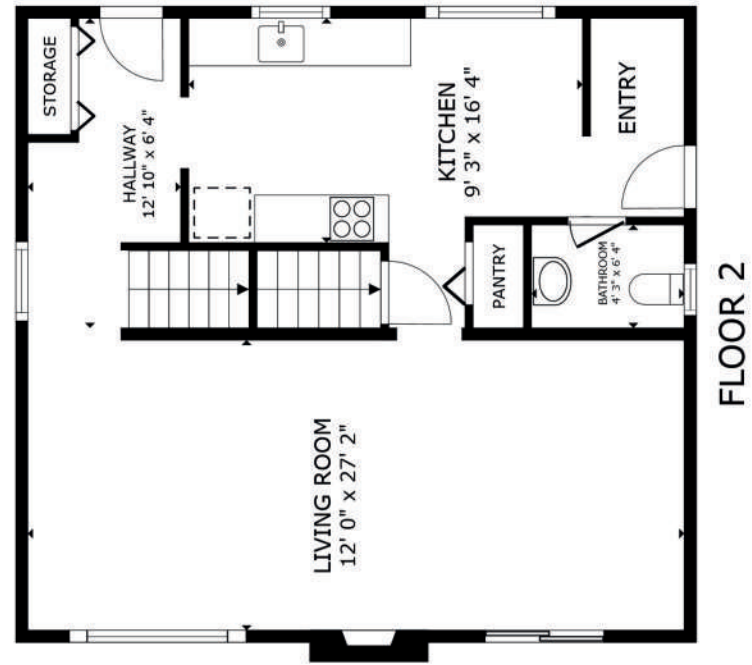


1400  
Square Feet

Welcome to 72 Bradshaw Drive—an inviting, thoughtfully updated home on a quiet street in the heart of Castle Acres. Backing onto the forest, this 1420 m<sup>2</sup> lot offers unmatched privacy and a truly stunning backyard perfect for every season. Inside, you'll find a warm, cozy interior with a wood stove, custom kitchen upgrades, renovated bathrooms, and a finished basement that checks all the boxes for family living.











# FEATURES & UPDATES

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



- Located in Castle Acres, New Maryland
- Private 1420 m<sup>2</sup> lot backing onto forest
- Beautifully renovated kitchen with :
  - Custom island
  - Butcher block counters
  - Farmhouse sink
  - European drying cabinet
- Cozy living room with updated wood stove and tiled surround
- Fully renovated powder room and main bath
- All interior doors, lighting, and hardware updated
- Bedroom closets feature custom cubbies for organized storage
- Finished basement with rec room and laundry/storage area
- Back yard features blueberry bushes, forest access, and space for bonfires and snowshoeing
- Equalized NB Power billing: \$283/month
- Incredible community with top-rated elementary school and seasonal village events







# MAIN LEVEL

## BRIGHT & TRADITIONAL DESIGN

Warm and inviting with a wood stove, updated lighting, and new interior doors throughout. The custom kitchen features butcher block counters, a farmhouse sink, European-style drying cabinet, large island with storage, and newer appliances. Renovated mudroom and powder room add style and function.







## SECOND LEVEL

### COMFORTABLE & SPACIOUS RETREATS

Upstairs, you'll find three bedrooms with custom details and a fully renovated main bathroom. The bath includes new tile flooring, a double-sink vanity with glossy cabinetry, a new toilet, and timeless wainscoting. Updated lighting throughout the upper level adds brightness and consistency. Two of the bedroom closets include built-in cubbies—perfect for keeping things organized without sacrificing space. Like the main level, all doors and hardware have been replaced to create a cohesive, modern look.





# LOWER LEVEL

## COZY RETREAT FOR THE FAMILY

The finished basement adds valuable living space with a generous rec room that can accommodate everything from movie nights to kids' play zones. A large laundry room with extra storage completes the level, keeping household essentials tucked away and organized. Whether you're hosting guests or simply spreading out, the lower level brings flexibility and function to everyday living.







# WHY WE LOVE THIS PLACE

## A NOTE FROM THE HOMEOWNERS

“Castle Acres is a true community—family-friendly, peaceful, and filled with pride.

With no through traffic and friendly neighbours, it’s perfect for raising a family. New Maryland Elementary is top-notch, and the village hosts special events year-round, from a door-to-door Santa parade to farmers markets and school celebrations like the Fall Frolic.

Quiet streets, beautiful homes, and an unbeatable mix of nature and neighbourliness make this one of the most sought-after areas around.”





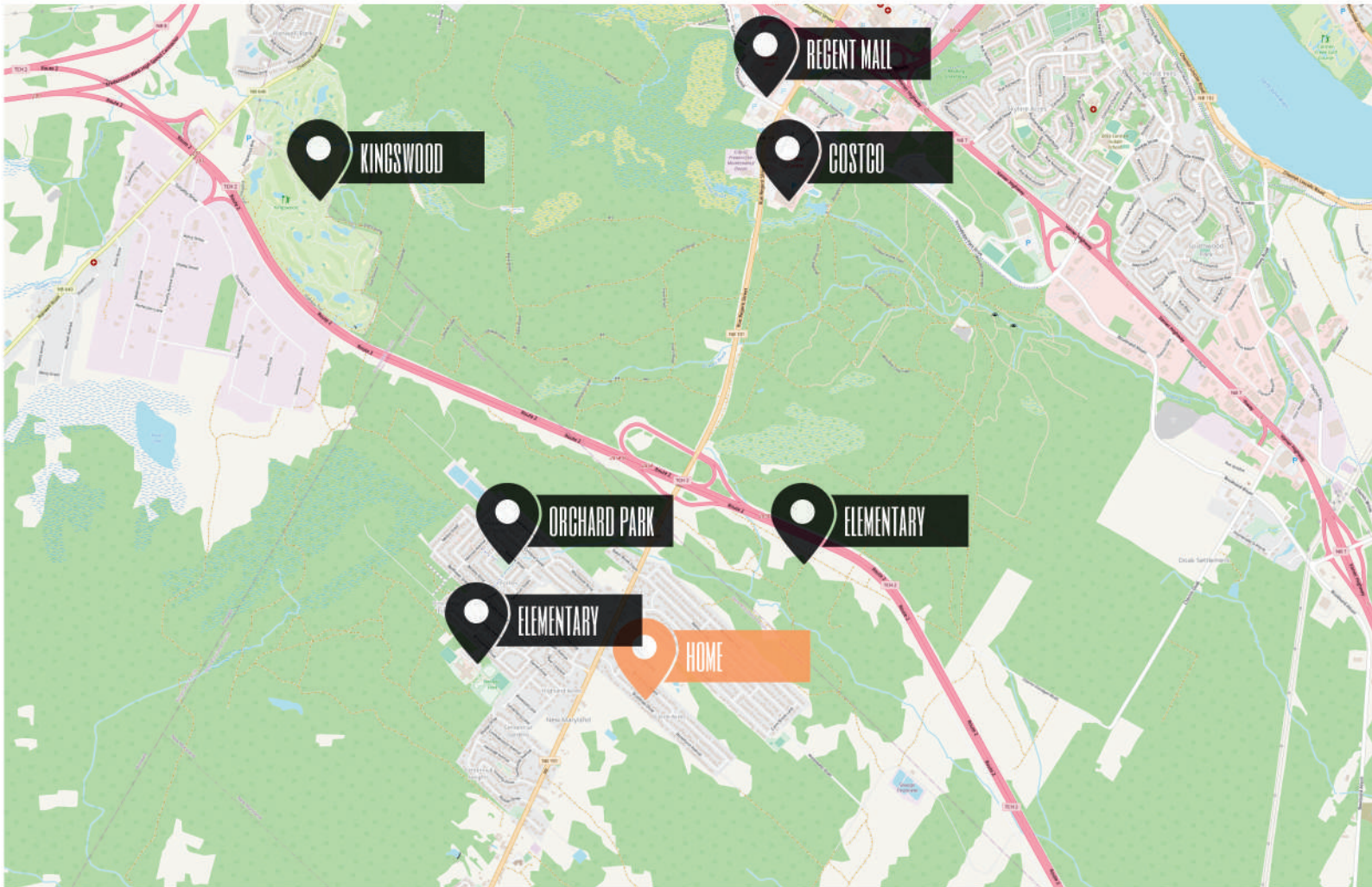
**GRADES K - 5**  
New Maryland Elementary School



**GRADES 6 - 8**  
Bliss Carman Middle School



**GRADES 9 - 12**  
Fredericton High School



# NEIGHBOURHOOD & SCHOOLS

## COMFORTABLE & SPACIOUS RETREATS

New Maryland is a charming and welcoming community that offers the perfect blend of small-town tranquillity and convenient proximity to Fredericton, just a short drive away. Known for its family-friendly atmosphere, the area features excellent schools, including New Maryland Elementary, and safe, walkable neighbourhoods. The best of both worlds for those looking for something different!





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