

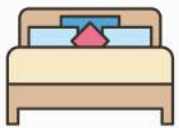
# 30 BROWN BOULEVARD

FREDERICTON, NEW BRUNSWICK

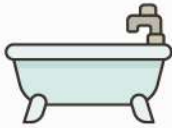
A stylish split-entry home offering 4 bedrooms, 2 full bathrooms, and an incredible backyard oasis — all in a convenient, family-friendly neighbourhood.







3 + 1  
Bedrooms



2 / 0  
Bathrooms



1900  
Square Feet

Welcome to 30 Brown Boulevard — a well-maintained split-entry home with room to grow and relax in style. With 3 bedrooms up, a finished basement, updated kitchen, and heat pumps on both levels, this home offers year-round comfort and modern touches throughout. Outside, enjoy a two-level back deck, above-ground pool, and a fantastic location close to parks, schools, and amenities.







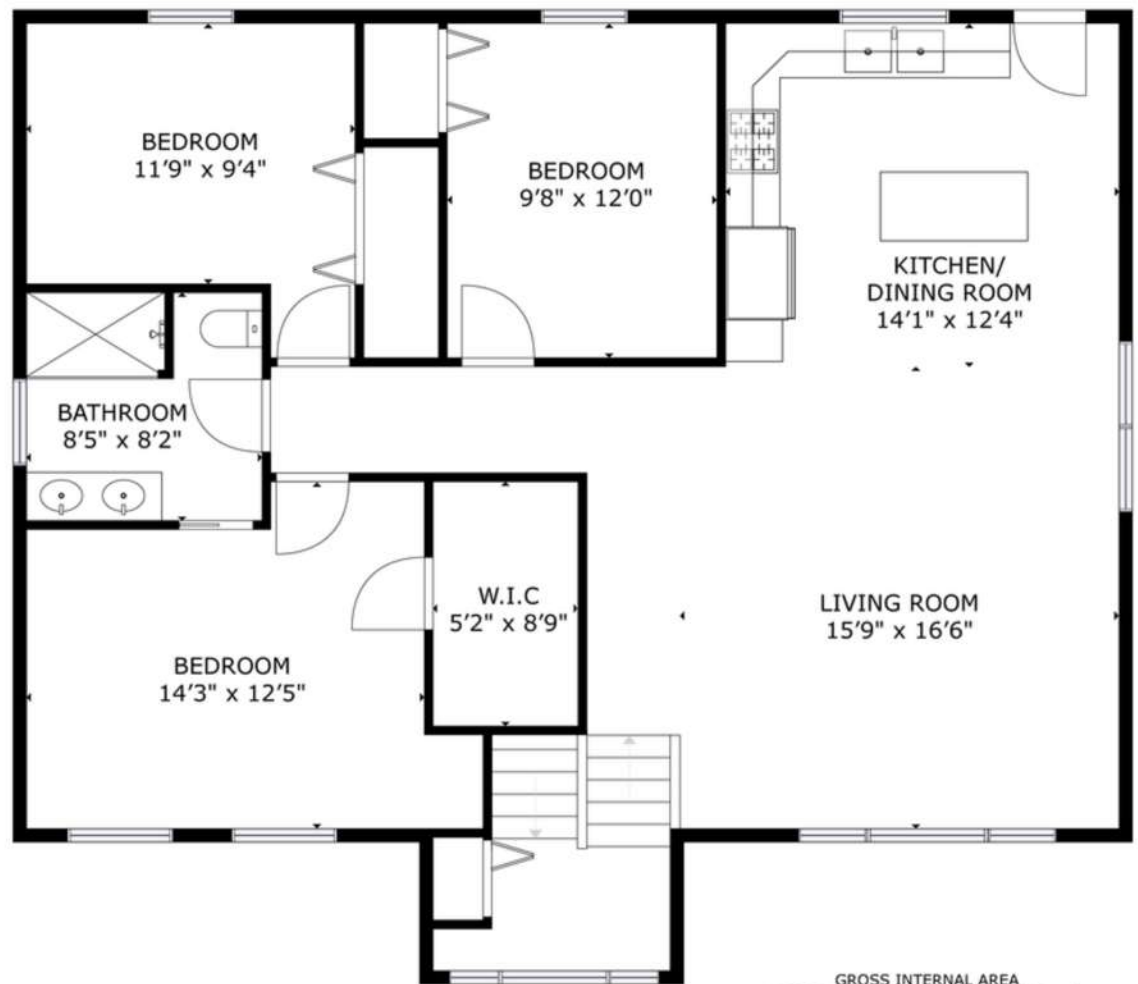
# FEATURES & UPDATES

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

- 3+1 bedrooms and 2 full bathrooms
- Main bathroom with double vanity
- Hardwood flooring throughout the main level
- Updated kitchen with dual-tone cabinetry and a large island
- Ductless heat pumps on both levels
- Finished basement with:
  - Large rec room
  - 4th bedroom
  - Combination bath/laundry
- Attached single-car garage
- Two-level back deck with above-ground pool
- Great location close to schools, shops, and parks

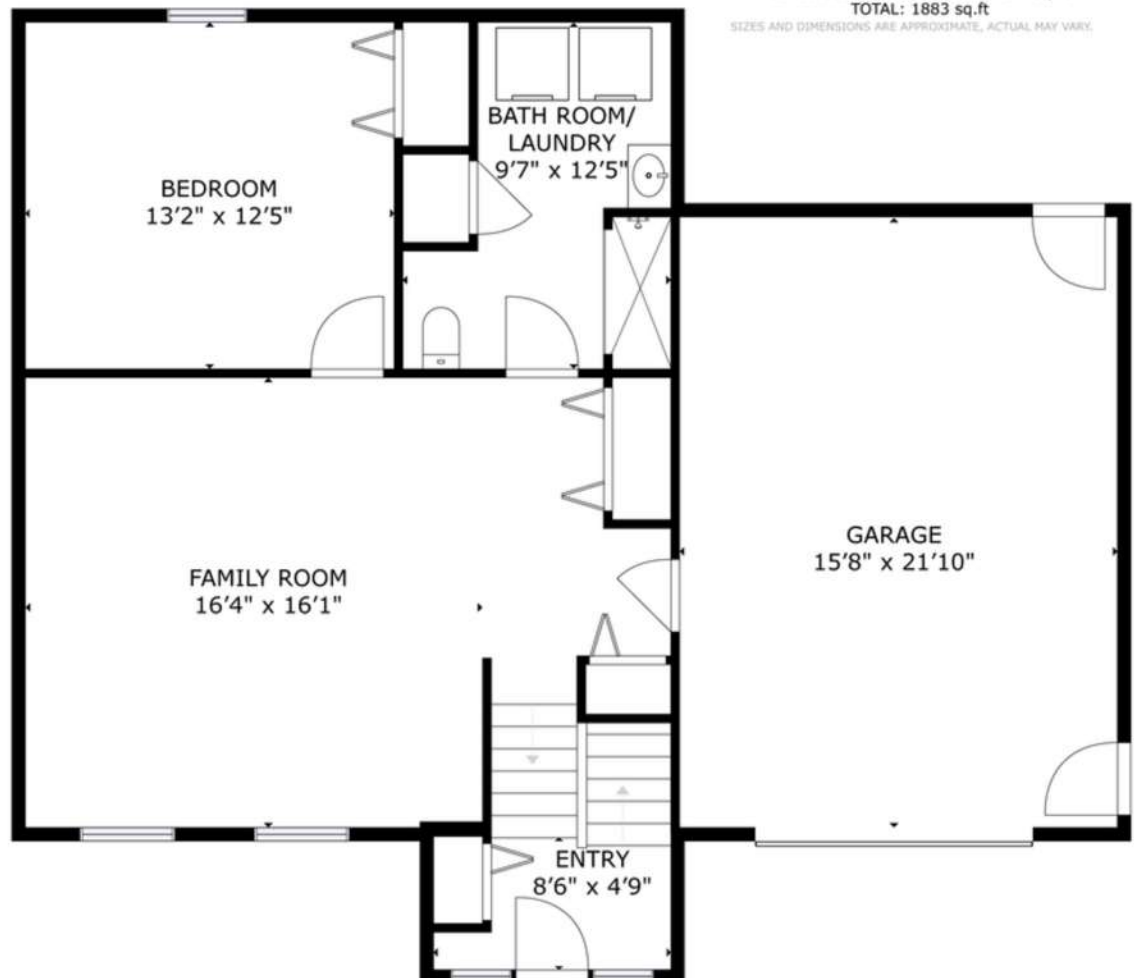


# UPPER LEVEL



GROSS INTERNAL AREA  
 FLOOR 1: 710 sq.ft, FLOOR 2: 1173 sq.ft  
 EXCLUDED AREAS: GARAGE: 344 sq.ft  
 TOTAL: 1883 sq.ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# LOWER LEVEL





# MAIN LEVEL

## UPDATED SPACES FOR FAMILY GATHERINGS

The main level welcomes you with gleaming hardwood floors and a smart layout perfect for family living. The kitchen has been updated with dual-tone cabinets and a spacious island. The open-concept living and dining areas offer great flow, while the full bathroom — with double vanity and access to the primary bedroom. Two more bedrooms complete this level, offering space for family, guests, or a home office.







## LOWER LEVEL

### COMFORTABLE & SPACIOUS RETREATS

Downstairs, you'll find even more finished living space with a spacious rec room, fourth bedroom, and a convenient full bath/laundry combo. Whether you're hosting game nights, setting up a home gym, or creating a play area, this level offers great flexibility. Direct garage access and built-in storage keep things tidy and practical.







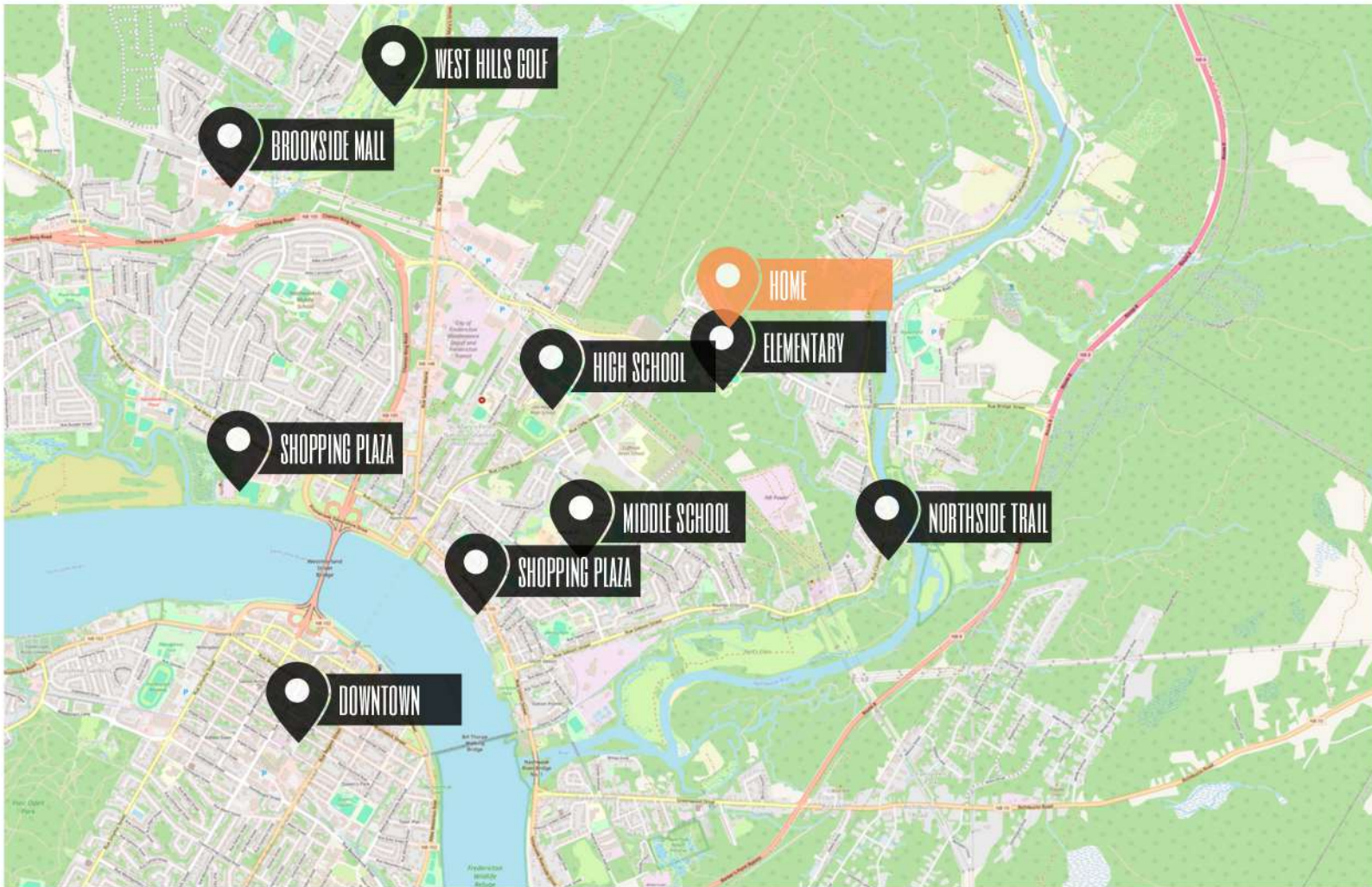
**GRADES K - 5**  
Nashwaaksis Memorial School



**GRADES 6 - 8**  
Devon Middle School



**GRADES 9 - 12**  
Leo Hayes High School



# NEIGHBOURHOOD & SCHOOLS

## COMFORTABLE & SPACIOUS RETREATS

The location offers the best of city living without the hustle and bustle. Located in a family-friendly area close to walking trails, schools, parks, and daily amenities, it's perfect for those who value both convenience and community. With quick access to downtown Fredericton, you're never far from shopping, dining, or entertainment.



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