

1337 WOODSTOCK ROAD

FREDERICTON, NEW BRUNSWICK

A rare waterfront estate spanning 11+ acres on the Saint John River with 7500+ sqft of living space, 850+ ft of waterfrontage, inground pool, and development potential.



WELCOME

TO YOUR NEW HOME

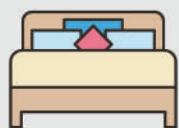
Discover a truly unique opportunity with this exceptional waterfront property offering over 11 acres of land and remarkable potential.

This one-of-a-kind Estate offers outstanding versatility, featuring ample room for a growing or merging family, making it ideal for multi-generational living. The Sprawling grounds lend to many possible development opportunities. Enjoy the best of both worlds—privacy and space combined with urban convenience. Set against a stunning natural backdrop, the property stretches all the way to the water's edge, offering breathtaking views and direct access for boating, kayaking, or simply soaking in the peaceful surroundings.

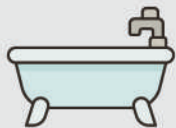
The backyard is a true retreat, complete with an inviting inground pool (as is) and pool house with a kitchenette, shower and bathroom—perfect for relaxing summer days or entertaining with a view.

Whether you envision maintaining it as a private estate or exploring development opportunities, this rare offering provides endless possibilities for you and your family. Properties of this size, versatility, and location are seldom available—don't miss your chance to make it yours.





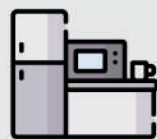
5 + 3
Bedrooms



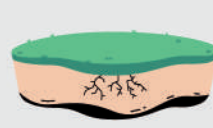
7.5
Bathrooms



7,683
Square Feet



3
In-Law Suites



11.44
Acres



260m
Water Frontage





FEATURES & UPDATES

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

- Over 11 acres of land on the Saint John River
- More than 850ft of waterfrontage
- Main residence and an in-law suite
- In-ground pool overlooking the river
- Direct river access for boating, kayaking or relaxing by the water
- Generous parking for family, guests, and friends
- Development potential on large lot
- Quiet, private estate setting with urban convenience nearby
- Large addition added in the 1990s
- Floor-to-ceiling windows with stunning views
- Hardwood flooring throughout the main level
- Triple-car attached garage with rear exit

UTILITIES AND PROPERTY TAX

- Heating: Oil Forced Air, Propane Fireplaces
- Cooling: Electric Central Air Conditioning
- Property Tax Cost: \$13,468.08/year

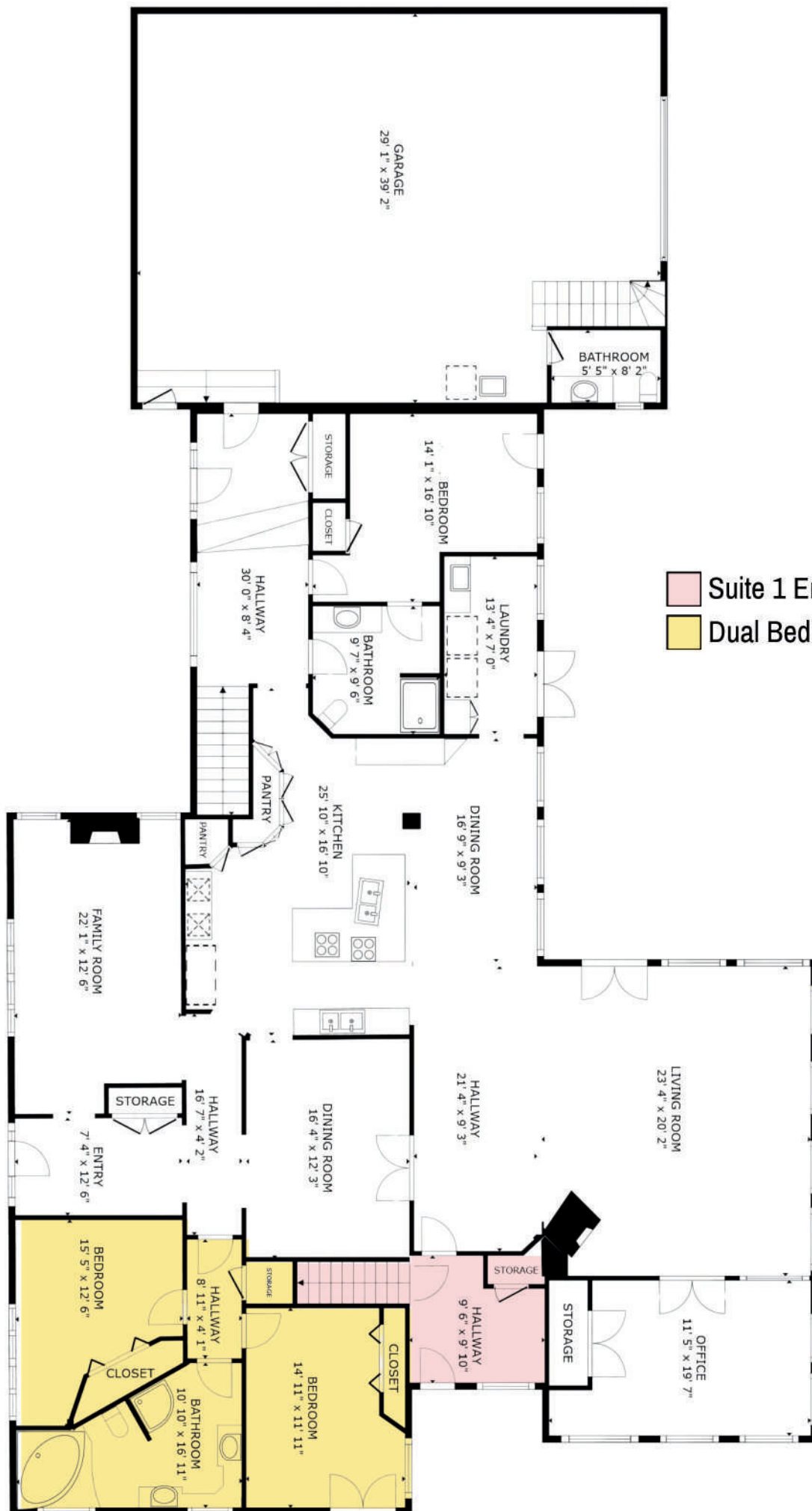


MAIN LEVEL



3 BEDROOMS | 2.5 BATHROOMS | ATTACHED GARAGE







OPEN CONCEPT DESIGN OVERLOOKING THE WATER

The main level carries the character and presence of a classic Fredericton estate, offering generous room sizes and an easy, welcoming flow. Large windows look out over the Saint John River, filling the spaces with natural light and framing those long, gentle shoreline views that make this property so special. The central living areas provide room for gathering, unwinding, and entertaining, while the kitchen and dining spaces anchor daily life with functionality and flexibility. With historic touches throughout and direct access to the outdoor pool area, this level strikes the perfect balance between charm, comfort, and everyday living.

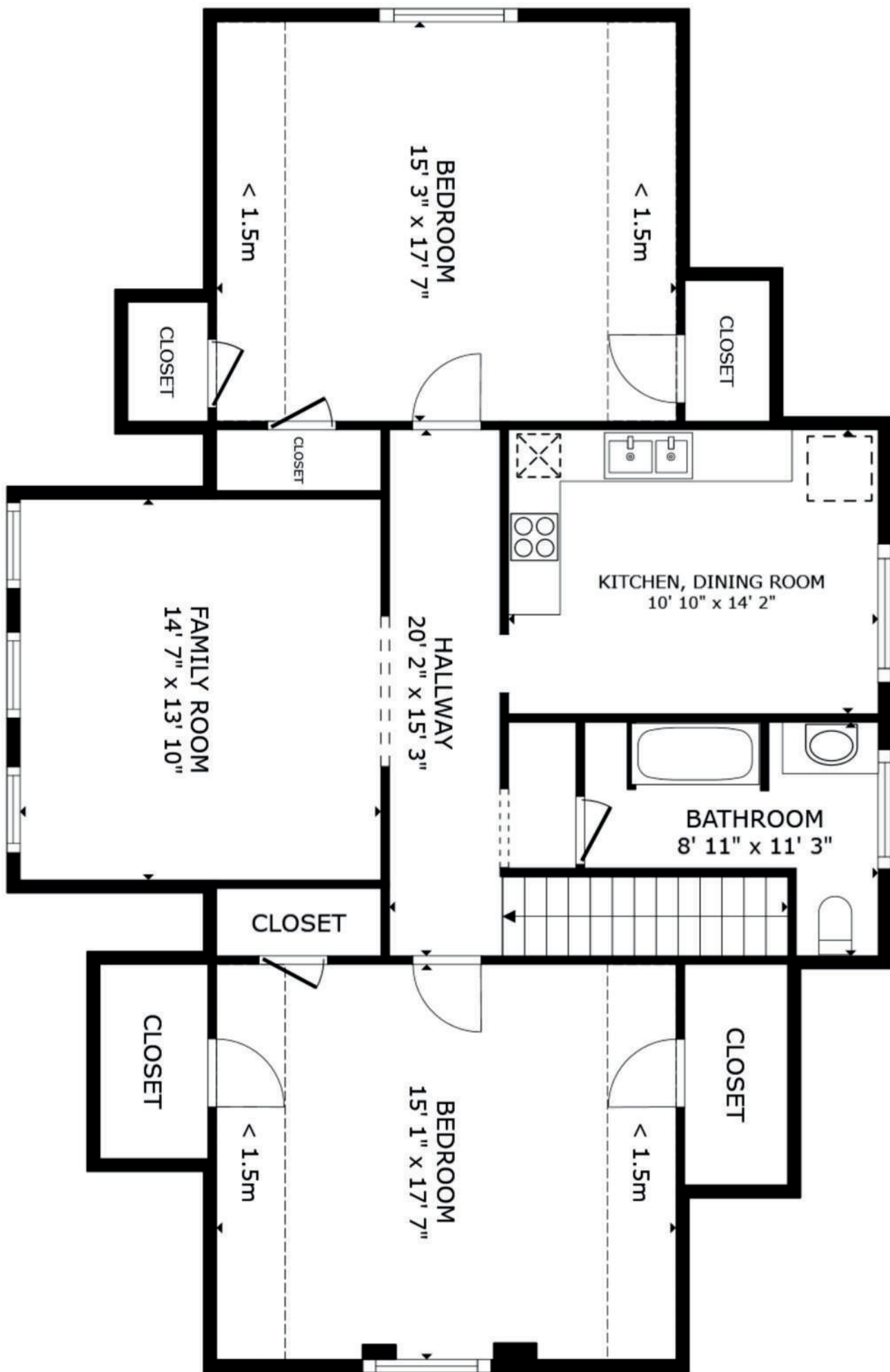




UPPER LEVEL



2 BEDROOMS | 1 FULL BATHROOM | FULL KITCHEN





SEPARATE SPACE FOR GUESTS OR FAMILY

The upper level continues the home's sense of space, offering bedrooms that feel private, peaceful, and comfortably removed from the main living areas. Each room benefits from the same natural light and scenic surroundings that define the rest of the home, and the layouts lend themselves well to families, guests, or long-term stays. A full kitchen and separate entrance make this a truly versatile space. Whether you imagine quiet reading corners under the eaves or a serene primary retreat with river breezes drifting in, the upper level provides a canvas that can adapt to many lifestyles.





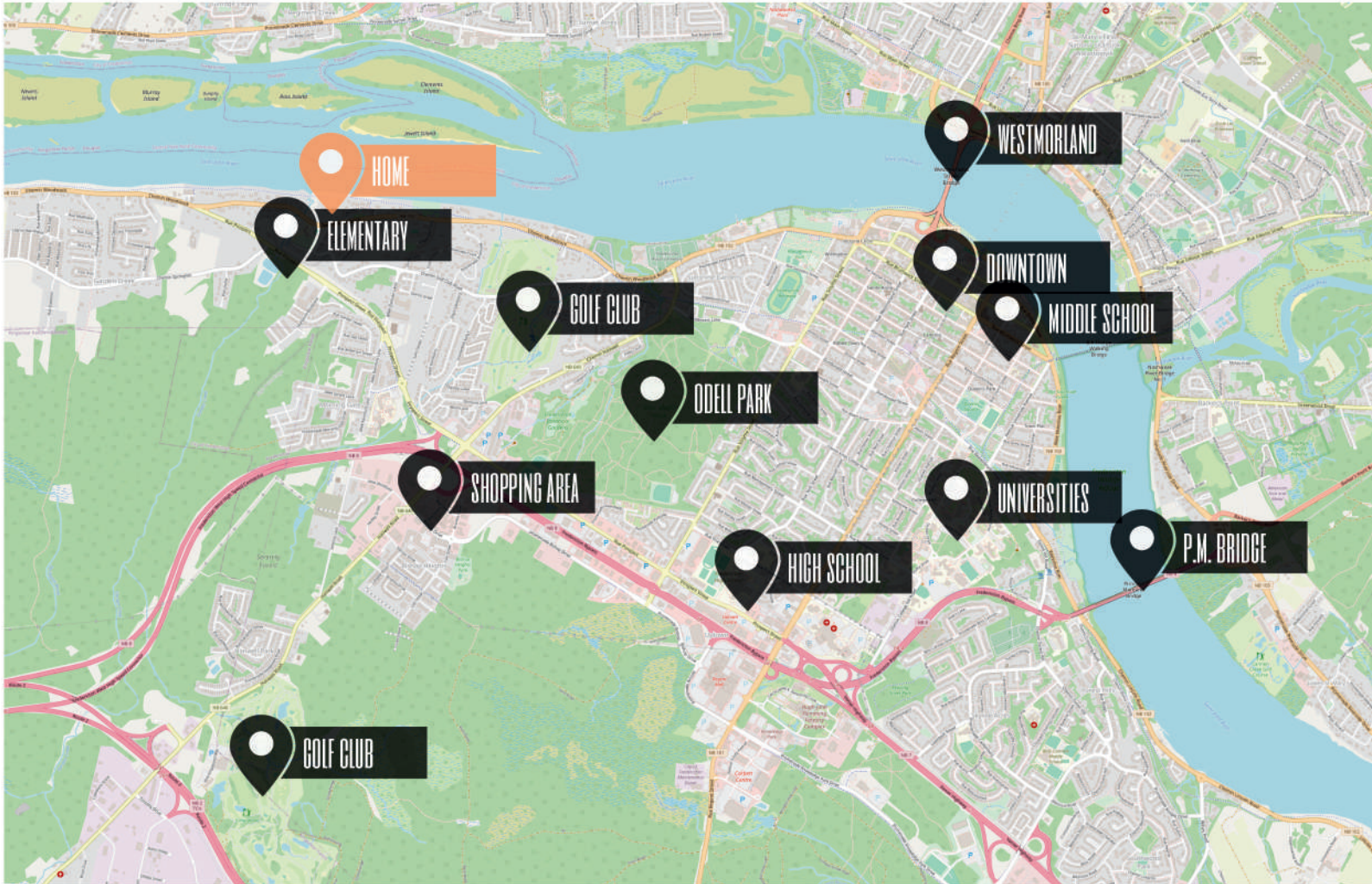
GRADES K - 5
Garden Creek Elementary School



GRADES 6 - 8
George Street Middle School



GRADES 9 - 12
Fredericton High School



NEIGHBOURHOOD & SCHOOLS

THE BEST LOCATION IN FREDERICTON

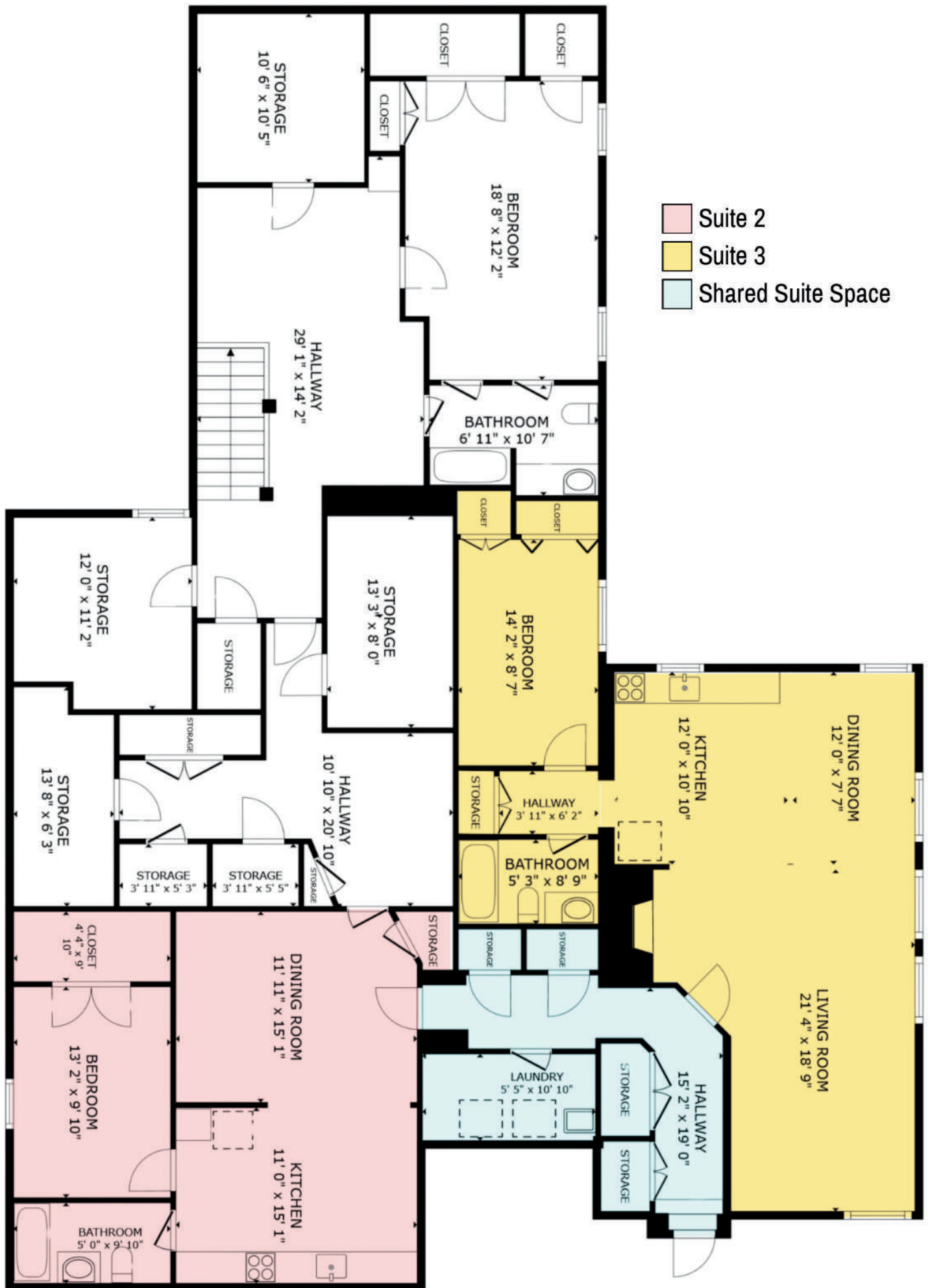
The best of location and lifestyle. Just minutes from Odell Park and the Fredericton Golf Club. Nestled between uptown and downtown, you're a short distance from restaurants, shops, and cultural spots, with everyday essentials just minutes away. Families will love the proximity to Garden Creek School.

LOWER LEVEL



TWO 1-BD/1-BTH SUITES | WALKOUT | MAIN HOME SPACE







FULL LOWER LEVEL WITH ENDLESS OPTIONS

The lower level offers exceptional versatility, with two self-contained suites in addition to functional spaces for storage, utilities, and daily use for the main home. Each suite includes its own kitchen, living area, and bathroom, with a shared exterior entrance off the driveway, making them ideal for extended family, guest accommodations. The level walks out toward the riverside yard, giving guests direct access to the outdoors while maintaining privacy from the main residence. It's a highly adaptable layout that adds significant value and opportunity to the property.





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