

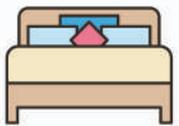
# 111 MAPLEHURST DRIVE

RICHIBUCTO ROAD, NEW BRUNSWICK

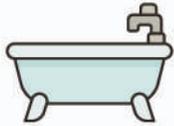
This well-maintained two-storey home on Richibucto Road offers comfortable family living with the added benefit of a fully self-contained basement apartment. With bright living spaces, a flexible layout, and energy-efficient geothermal heating and cooling, it combines everyday comfort with excellent income potential.







3+1  
Bedrooms



3.5  
Bathrooms



2496  
Square Feet

The interior layout balances bright family living spaces with flexible rooms that can adapt to changing needs. From the open main level to the private upper bedrooms and self-contained lower suite, the home offers a thoughtful design that supports both everyday life and long-term versatility.



# SECOND LEVEL



# MAIN LEVEL



# LOWER LEVEL



# APARTMENT



# FEATURES & UPDATES

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

## Home Features

- Two-storey home with 3-bedroom main residence plus 1-bedroom basement apartment
- Fully self-contained walkout basement suite with private entrance
- Open-concept apartment layout with full bathroom and in-unit laundry
- Attached garage with direct access to the home
- Separate mudroom entrance currently used for an in-home business
- Den on the main floor ideal for office or playroom
- Walk-through closet from primary bedroom to private ensuite
- Geothermal heat pump system for efficient heating and cooling

## Updates & Improvements

- 2025: New washer and dryer
- 2022: Bathroom sinks and countertop updated
- 2021: New roof shingles
- 2021: Garage door opener
- 2020: New deck
- 2018: Geothermal heat pump installed
- 2018: Paved driveway
- 2018: New shed
- 2018: Screen doors
- 2017: New well pump, pressure tank, and system
- 2010: Septic tank and concrete field upgraded
- 2010–2026: Lighting fixtures and faucets updated





# MAIN LIVING SPACE

## BRIGHT & CLASSIC DESIGN

The main level is bright and welcoming, with large windows that fill the living and dining areas with natural light. The kitchen offers ample cabinetry and workspace. A versatile den on this level works well as a home office, playroom, or additional living area, while a convenient half bathroom serves guests. Direct access to the attached garage and a separate mudroom entrance—currently used for an in-home business—add flexibility and everyday convenience.





## SECOND LEVEL

### PERFECT SPACE FOR REST

Upstairs features three comfortable bedrooms and two full bathrooms designed with family living in mind. The primary bedroom includes a walk-through closet leading to a private ensuite, creating a functional and relaxing retreat. Two additional bedrooms offer space for family, guests, or flexible use depending on your needs. A second full bathroom completes the level, keeping the layout practical for busy households.



## LOWER LEVEL

### COMFORTABLE & SPACIOUS RETREAT

The lower level basement includes a fully self-contained one-bedroom apartment with its own private entrance. An open-concept layout connects the kitchen, dining, and living areas, creating a bright and efficient living space. The suite also features a full bathroom and its own in-unit laundry for complete independence. Whether used as a mortgage helper, in-law suite, or rental unit, it adds excellent flexibility and income potential.



# WHY WE LOVE THIS PLACE

## A NOTE FROM THE HOMEOWNERS

“It is bittersweet to say goodbye to this home, but we are excited for the next person who gets to call it theirs. When we first arrived, we were drawn to the quiet and privacy—this neighbourhood truly feels like a hidden gem. It offers the rare combination of peaceful surroundings while still being part of a welcoming community.

One of our favourite parts of living here has been the connection to nature. Many mornings have started with coffee while watching deer wander through the yard, along with birds and other wildlife that make the backyard feel like a small sanctuary.

The walkout basement apartment has also been a wonderful benefit, serving as a reliable mortgage helper over the years. Whether you’re looking for a quiet retreat surrounded by nature or a home that offers practical financial flexibility, we hope you find the same comfort and joy here that we have.”



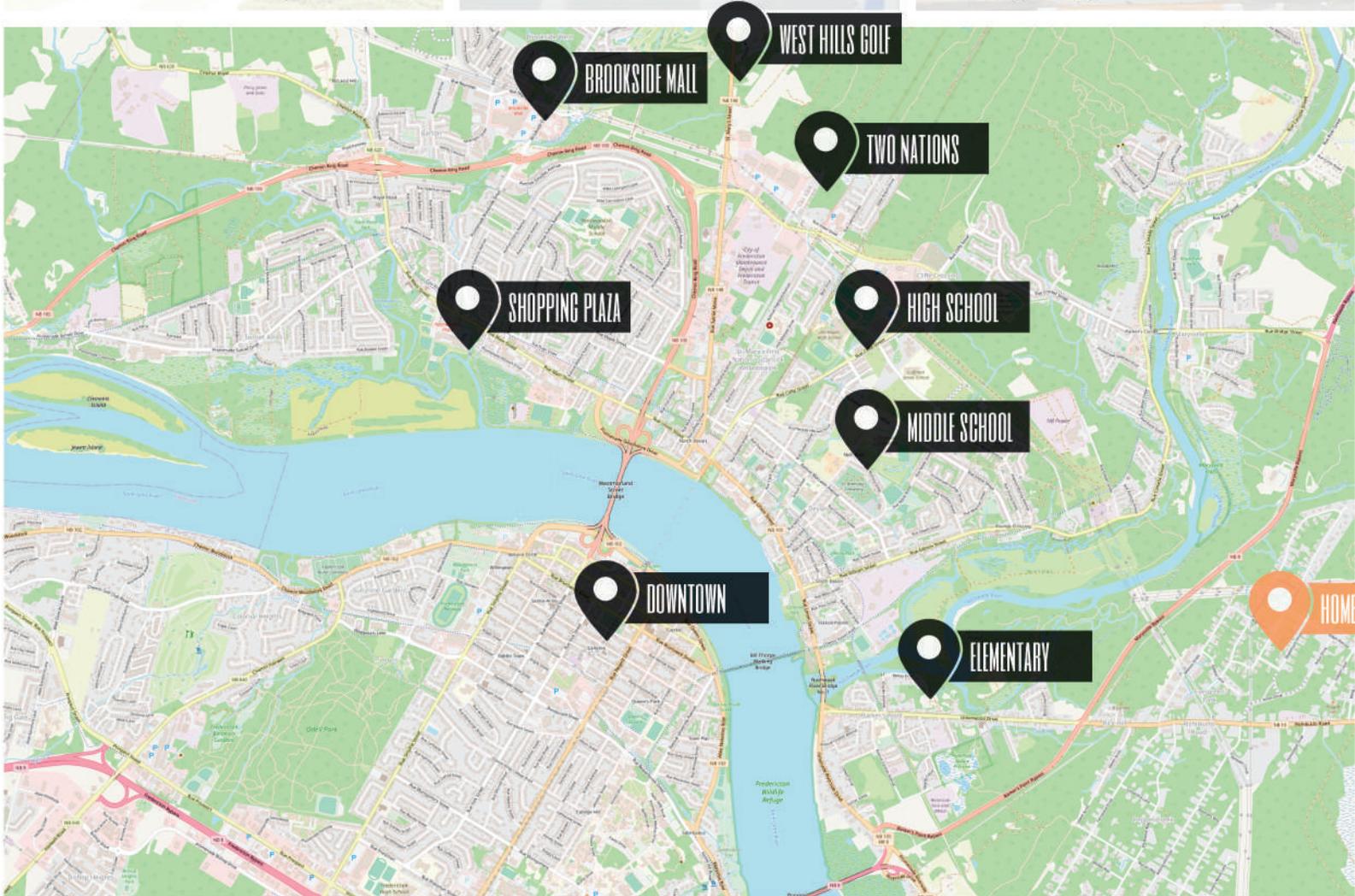
**GRADES K - 5**  
Barkers Point Elementary School



**GRADES 6 - 8**  
Devon Middle School



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



# NEIGHBOURHOOD & SCHOOLS

## A GREAT COMMUNITY FOR ALL

Tucked away in a private setting, this home offers direct access to outdoor activities like four-wheeling and snowshoeing while being just minutes from schools, grocery stores, and walking/bike trails. It's the perfect spot for those who love both nature and convenience.



[www.therightchoicerealty.ca](http://www.therightchoicerealty.ca)

This is not intended to solicit those who are currently working with another real estate company - we cooperate fully with other agents