

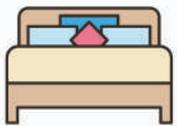
# 70 BROOKDALE DRIVE

HANWELL, NEW BRUNSWICK

A bright and functional Hanwell home offering upper-level living spaces, four bedrooms, and thoughtful updates throughout. Set on a private 4,747 sq m lot, it combines flexible indoor space with standout outdoor living, including a covered and screened deck with treed views.

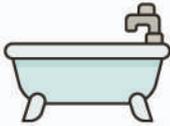






4

Bedrooms



2

Bathrooms



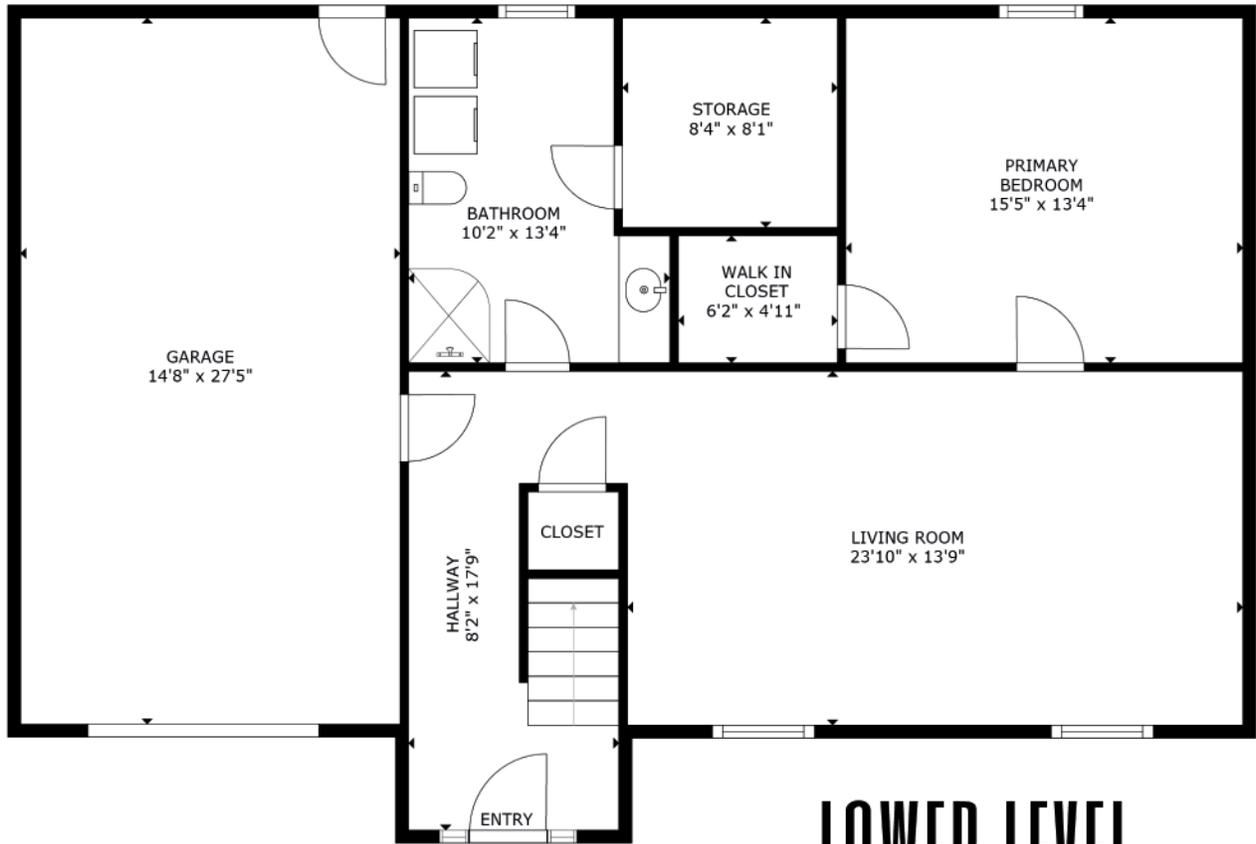
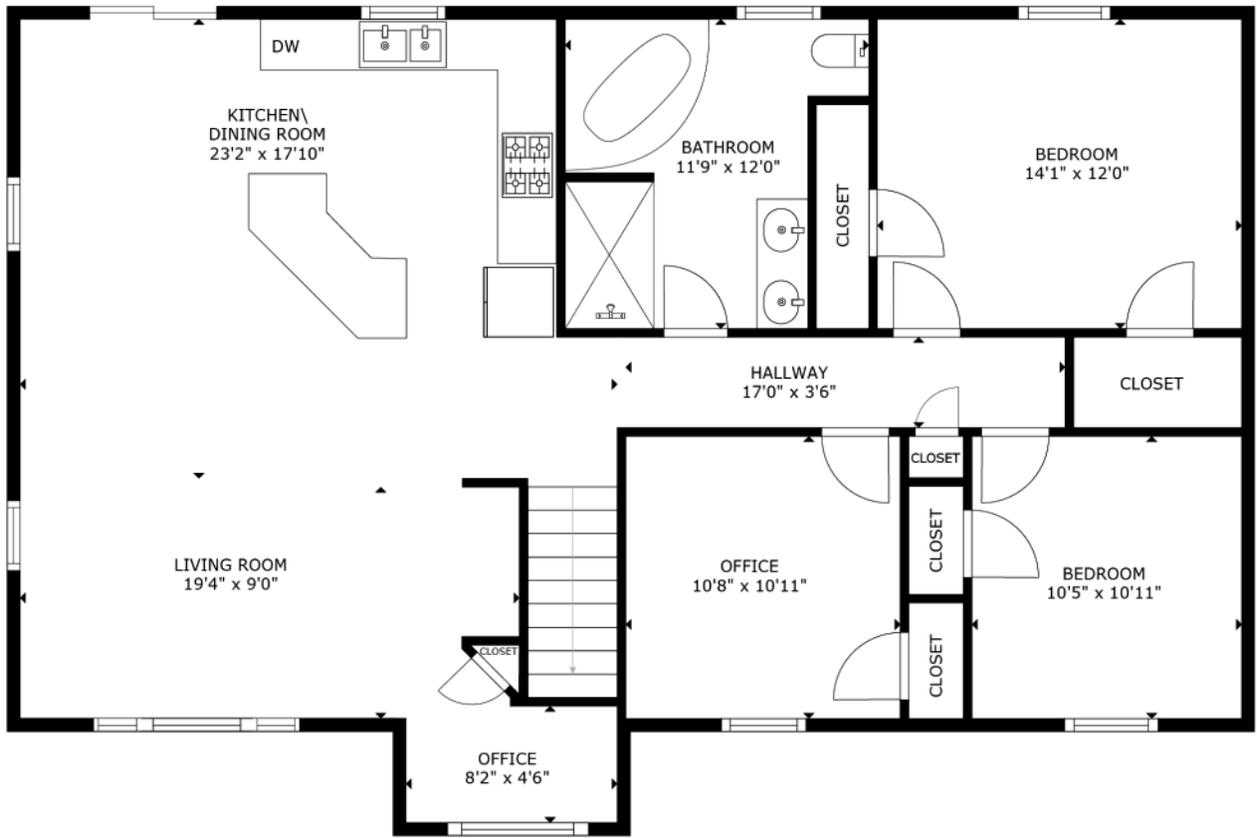
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Square Feet

The interior offers a bright, functional layout with the main gathering spaces tucked on the upper level and flexible bonus space below. With four bedrooms, two full bathrooms, and a large rec room, the home adapts well to family life, guests, hobbies, or work-from-home needs.



# MAIN LEVEL



# LOWER LEVEL

# FEATURES & UPDATES

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



## Home Features

- 4 bedrooms and 2 full bathrooms
- Bright upper-level living spaces with open-concept kitchen, dining, and living area
- Covered and screened deck with vaulted wood ceiling and treed views
- Large rec room, fourth bedroom, and full bath on the entry level
- Attached single garage and paved double driveway
- Private 4,747 sq m lot with storage shed
- Year-round municipal road access
- Bell/Rogers fibre internet available, up to 1 Gbps

## Updates & Improvements

- Roof shingles updated by Reliable Roofing in September 2021
- 18K BTU ductless heat pump installed in May 2019, with pipe connector replaced and coolant refreshed in January 2026
- Covered and screened deck added in May 2022
- New water heater installed in January 2023
- HVAC motor replaced in February 2026
- Submersible sewage pump and check valve renewed in November 2021
- Culligan water treatment system with deionizing, pressure tank, and RO filtration installed in February 2021
- Garage torsion spring replaced in November 2024
- New LG washer and dryer installed in June 2025
- Septic tank cleaned in November 2025





# WHY WE LOVE THIS PLACE

## A NOTE FROM THE HOMEOWNERS

“This home offers the kind of everyday comfort that is easy to appreciate and hard to replace. The bright upper living spaces bring everyone together, while the lower level adds flexibility for changing needs, whether that means guests, hobbies, or a little extra room to spread out.

The screened back deck has a way of slowing things down, giving you a quiet place to enjoy the trees, fresh air, and the feeling of being tucked away. It is a home that balances function, privacy, and warmth in a way that feels easy to settle into.

We hope the next family to enjoy this home loves it as much as we have!”



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