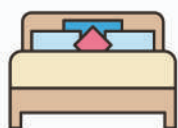


# 221 WILSEY ROAD

FREDERICTON JUNCTION | NEW BRUNSWICK

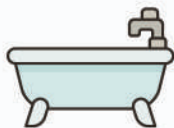
A beautifully maintained one-level home in Fredericton Junction offering an open-concept layout, warm and practical living spaces, covered outdoor areas, and the added flexibility of a detached wired garage with finished office and gym space.





2

Bedrooms



1

Bathrooms

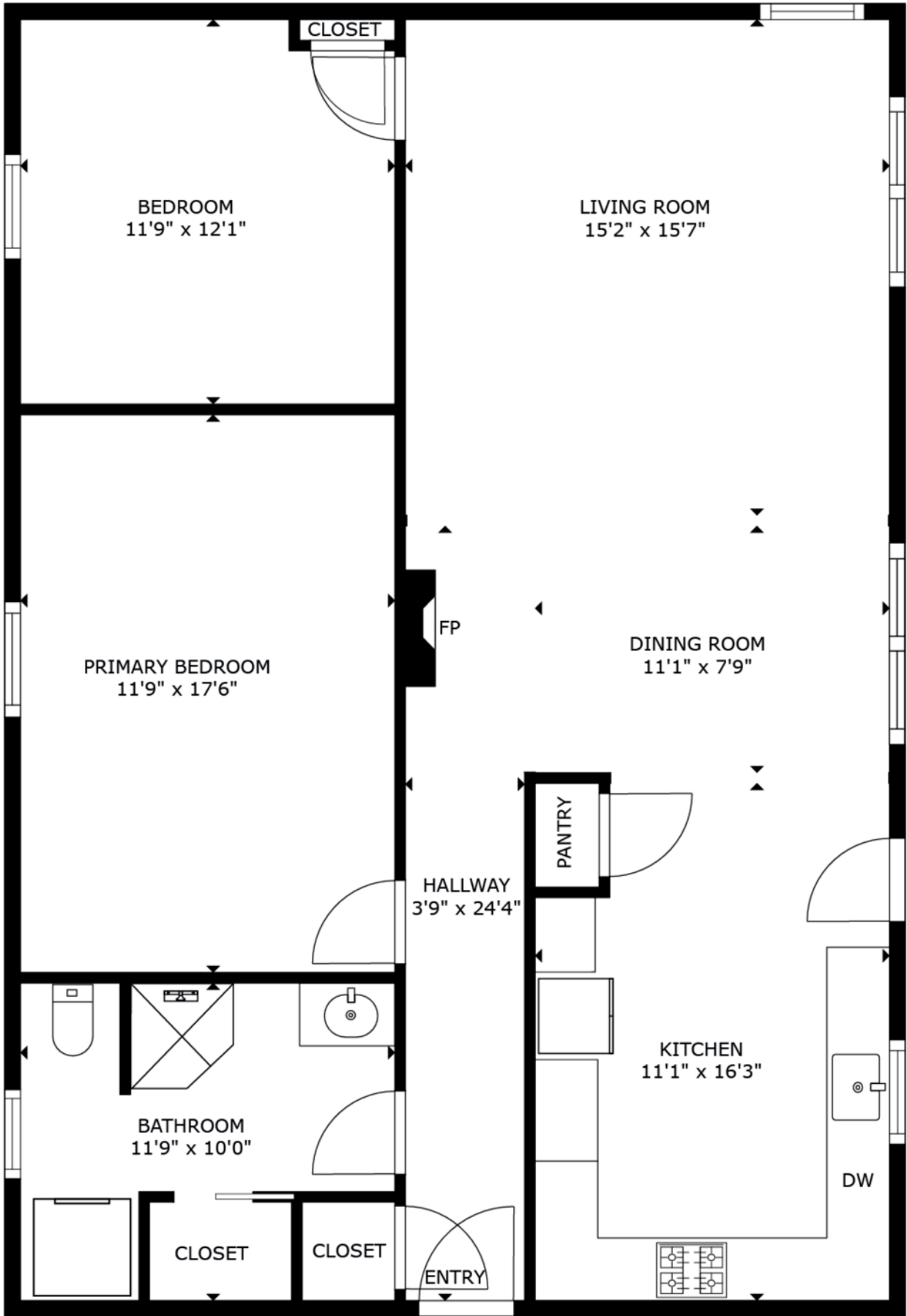


1095

Square Feet

Set on approximately 2 acres in a quiet, peaceful setting, 221 Wilsey Road offers the kind of simplicity and usable space that is getting harder to find. The main home is thoughtfully laid out on one level with an open-concept kitchen, dining, and living area that feels bright, comfortable, and easy to navigate. Large front windows bring in excellent natural light, while the centrally located wood stove adds warmth and character to the heart of the home.





**FLOOR PLAN**



# FEATURES & UPDATES

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

- Bedrooms professionally reworked to maximize space, including removal of built-in closets
- Main bedroom updated with ceiling-to-floor armoires
- Standard interior doors replaced with solid wood doors
- New light fixtures and ceiling fan
- New main door handles and locks
- Bathroom fully renovated with laundry area opened up for improved flow
- Modern rail barn door installed over utility room
- Floating sink and matching wall cabinet added
- New stand-up shower and updated toilet
- Stainless steel LG kitchen appliances added: fridge, stove, mounted microwave, dishwasher
- Entire home freshly painted
- Early 2024: 24x24 detached wired garage built
- Summer 2024: additional concrete pads poured
- Summer 2024: covered side deck with metal roof added
- Summer 2024: wooden walkway built to gym entrance
- Fall 2024: front landscaping completed with grass and gravel driveway improvements
- Winter 2024: kitchen updated with bright countertop, black country sink and faucet, black cupboard hardware, and white herringbone backsplash
- Accent walls added in living area
- 2025: energy-efficient electronic Wi-Fi thermostats installed
- Fall 2025: washer and dryer replaced with high-end LG models





# WHY WE LOVE THIS PLACE

## A NOTE FROM THE HOMEOWNERS

“We love the serenity of the quiet and peaceful setting our home is in. Our home is positioned perfectly to capture the sun for the entire day. The large windows in the front of the house are our absolute favourite which brings a spacious and open feeling to our living space.

We are located on the Wilsey Road where it meets Post. The 2 acres of property offer tons of space to walk around and enjoy the woods and wildlife. For that person that likes to be busy, there can be plenty to do or for that relaxed person, nothing at all. We enjoy sitting on our covered porch out front in the sun and listen to the birds. For the outdoors person, atv and/or snowmobilers can hop on the trans canada trail that borders our property. With Crown Land bordering the back of our property, we have the comfort knowing that we will always maintain our privacy.

Another of our favourite aspects of our home is the warmth and efficiency of the wood fireplace. Centrally located in the house to maximize its heat, with several cords of wood stored, ready and available for many years to come.

Our community has all the necessities of daily living to include a convenience store, gas station, restaurant, pharmacy, daycare, arena and bowling alley, along with a curling rink and local legion. However, you are only 25 mins to Fredericton, and with almost no traffic, your Costco trips are very pleasant!!

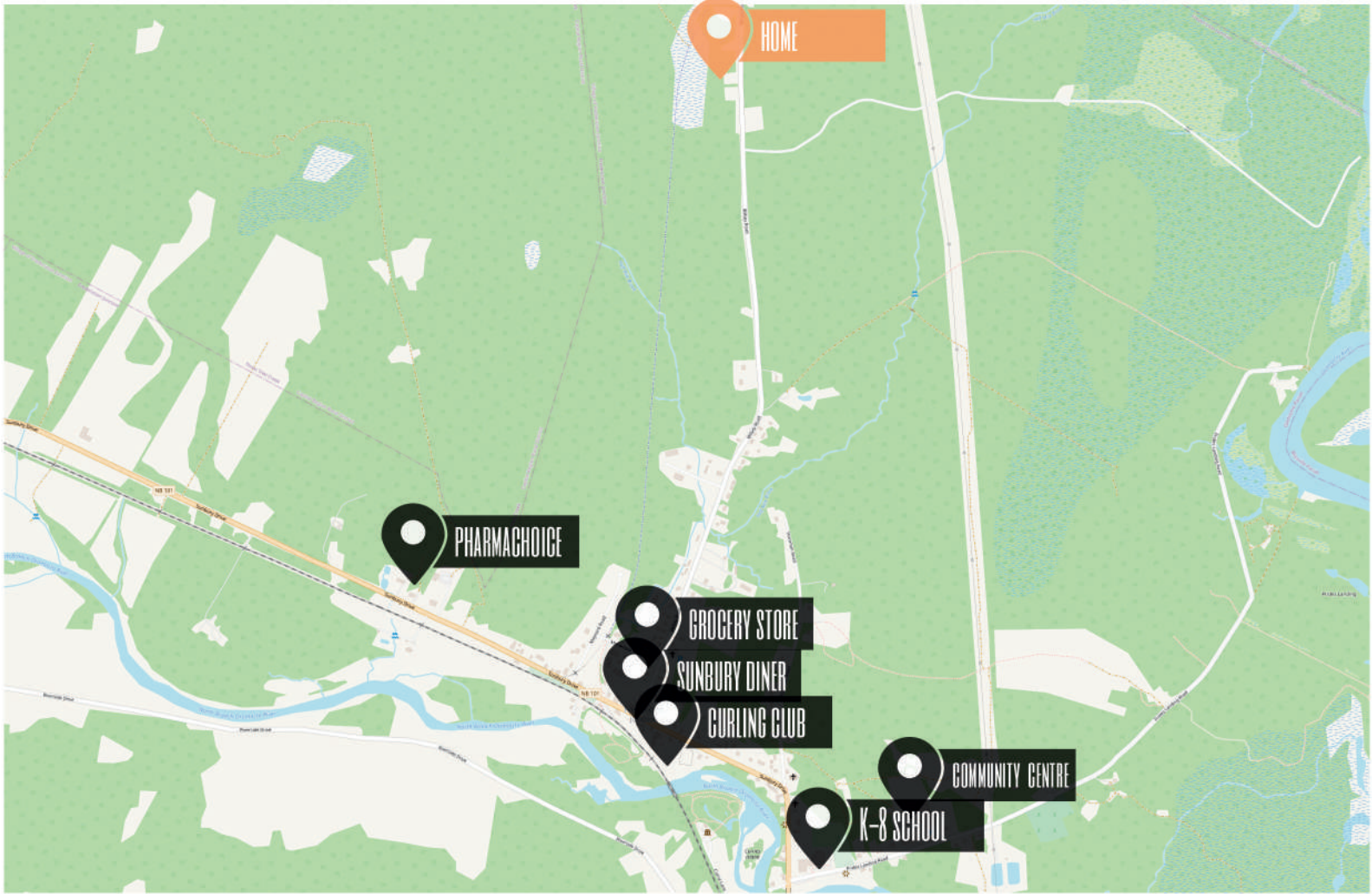
The added bonus of the separate gym and office allows us additional indoor space to do our thing without interrupting each other!”



**GRADES K - 8**  
Sunbury West School



**GRADES 9 - 12**  
Oromocto High School



# NEIGHBOURHOOD & SCHOOLS

## A GREAT COMMUNITY FOR ALL

Fredericton Junction offers a quieter pace with the practical convenience of everyday essentials close by, while still being within an easy drive of Fredericton. With trail access nearby, Crown land behind the property, and community amenities including a convenience store, gas station, restaurant, pharmacy, daycare, arena, bowling alley, curling rink; the setting balances rural comfort with daily 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