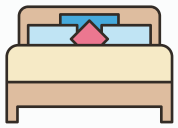


1393 ROUTE 655

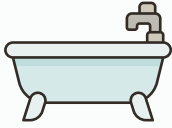
RUSAGONIS, NEW BRUNSWICK

A modern 2021 bungalow in Rusagonis offering 4 bedrooms, 3 full bathrooms, a bright open-concept main level, finished lower level, attached double garage, and solar panels on a spacious treed lot.

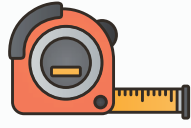




2+2
Bedrooms



3
Bathrooms



2568
Square Feet

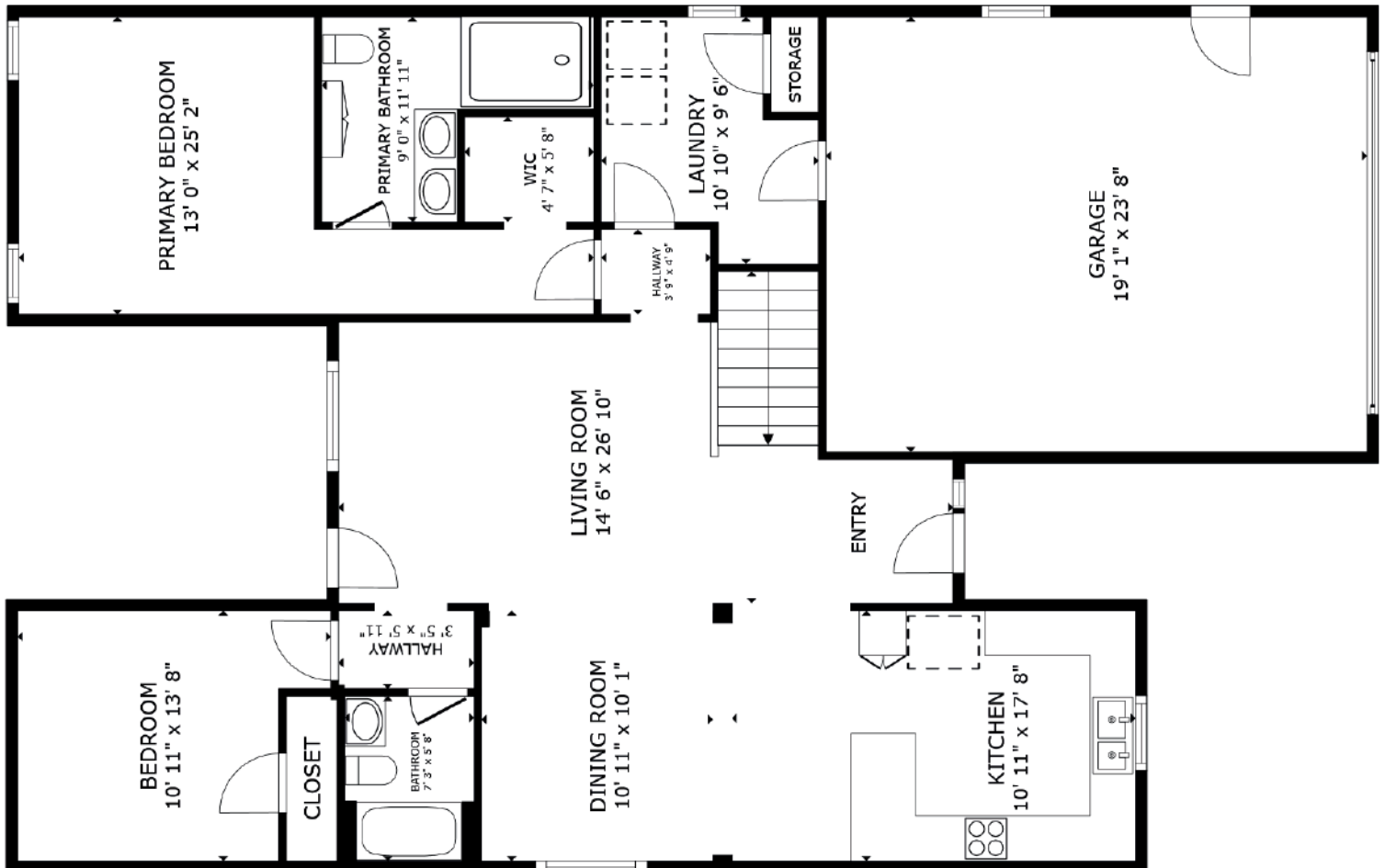
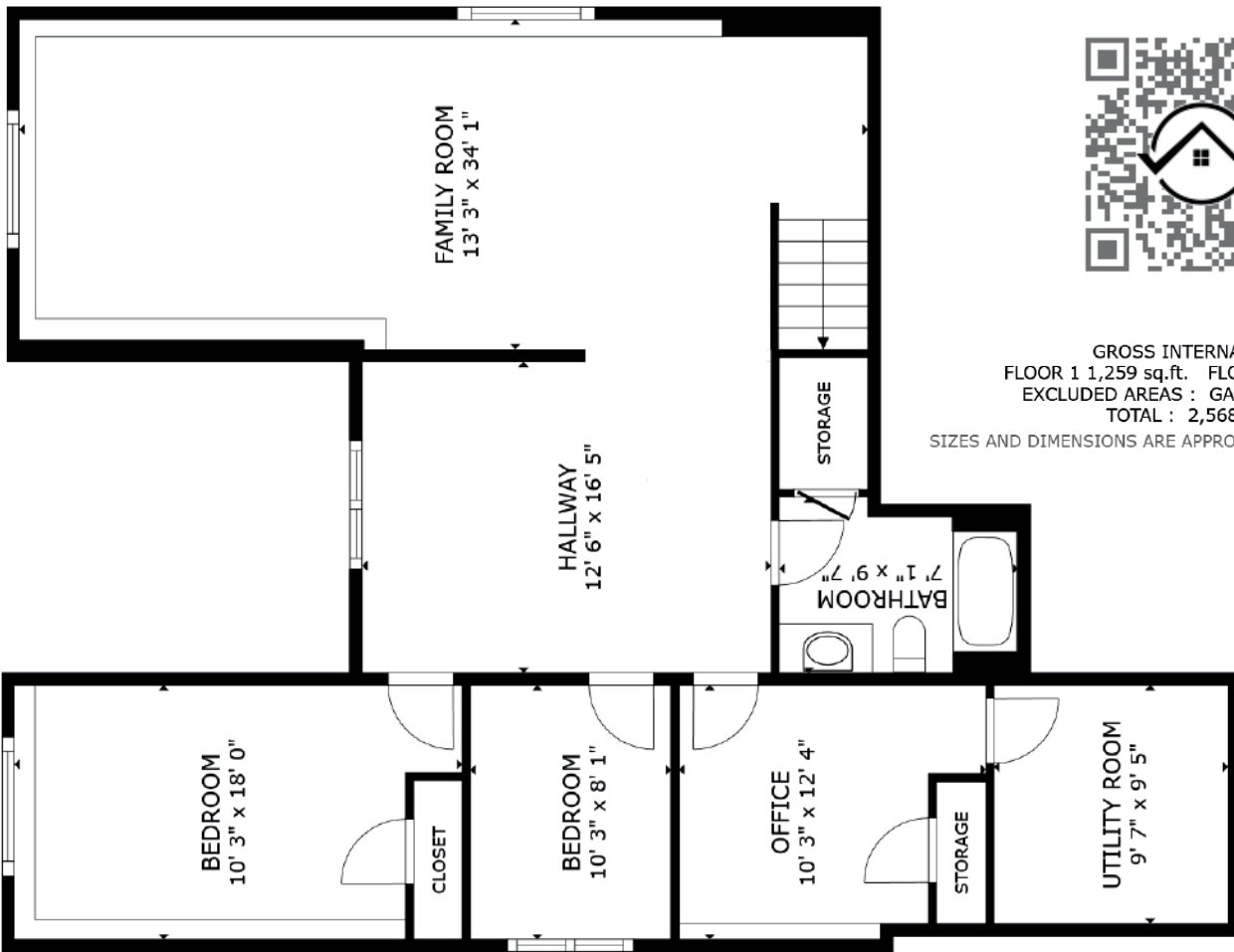
This impressive bungalow offers stylish, practical living with a bright open main level, full-height kitchen cabinetry, peninsula seating, and a spacious primary suite with walk-in closet and ensuite. The finished lower level adds a large family room, 2 more bedrooms, a full bath, and den or office space, while the attached garage, back deck, treed lot, and solar panels add everyday function and long-term value.





GROSS INTERNAL AREA
FLOOR 1 1,259 sq.ft. FLOOR 2 1,309 sq.ft.
EXCLUDED AREAS : GARAGE 450 sq.ft.
TOTAL : 2,568 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FEATURES & UPDATES

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

Kitchen & Main Living

- Full-height kitchen cabinetry
- Peninsula with seating
- Tiled backsplash
- Bright dining area open to the kitchen
- Spacious living room with oversized windows
- Coffered ceiling detail
- Ductless heat pump for added comfort

Primary Suite & Main Floor Layout

- Spacious primary bedroom
- Walk-in closet
- Ensuite with double vanity
- Tiled walk-in shower
- Second main-floor bedroom

Lower Level

- Large family room
- Two additional bedrooms
- Full bathroom
- Den/office
- Utility room

Property Features

- Spacious 4437 sq. metre lot
- Treed backdrop for added privacy
- Back deck
- Circular gravel driveway
- Attached double garage measuring 19'1" x 23'8"
- Vinyl exterior
- Asphalt shingle roof

Systems & Services

- 23,000KW Solar panels on the roof and front lawn
- Electric baseboard heating
- Ductless heat pump
- Air exchanger
- Well water
- Septic system
- 200 AMP electrical service
- High-speed internet available





An aerial photograph of a property featuring a swimming pool in the foreground, a house with a grey roof, and a large area of trees in the background. The scene is captured from a high angle, showing the layout of the yard and the surrounding landscape.

WHY WE LOVE THIS PLACE

A NOTE FROM THE HOMEOWNERS

“We’ve really loved living here for the space, privacy, and how easy the home is to enjoy day to day. The open main living area is great for hosting friends or just having a comfortable, bright space to unwind, and the finished basement gave us extra room for guests, work, and hobbies without feeling like anything was wasted.

One of the biggest bonuses has been the setting — the treed backdrop makes the property feel private, and the deck is a great spot to relax. The solar panels have also been a feature we’ve really appreciated, adding long-term efficiency to a home that already felt modern, practical, and easy to maintain.”



GRADES K - 2
Gesner Street Elementary



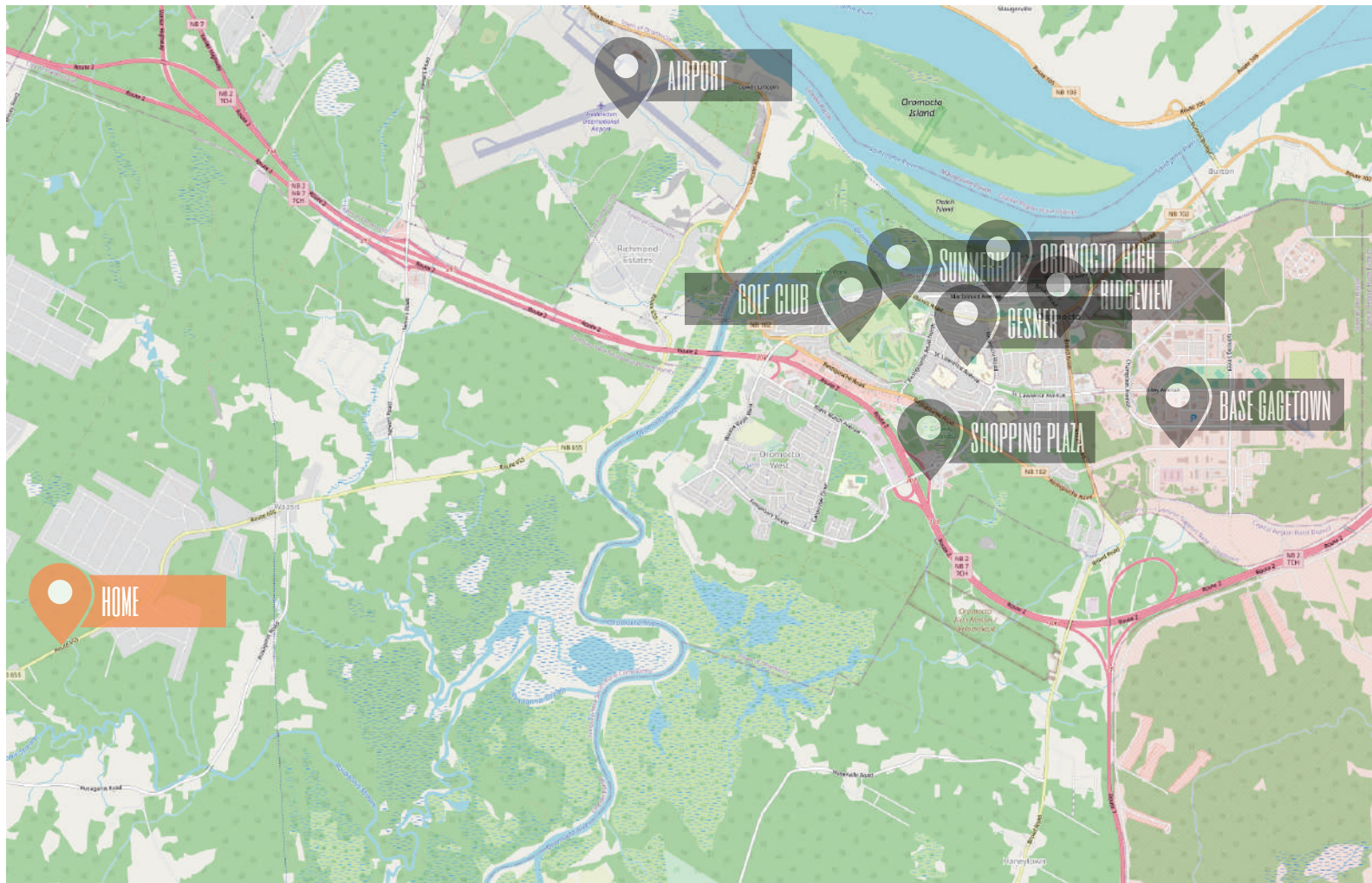
GRADES 3-5
Summerhill Street Elementary



GRADES 6-8
Ridgeview Middle



GRADES 9 - 12
Oromocto High



NEIGHBOURHOOD & SCHOOLS

RURAL LIVING AT ITS BEST

Rusagonis offers a quieter lifestyle with the benefit of being within a short drive to Fredericton and Oromocto. Known for its larger lots and access to outdoor recreation, the area is ideal for those who enjoy nature without sacrificing convenience. Nearby rivers, walking trails, and ATV-friendly routes provide year-round options for getting outside, while highway access makes commuting or travel simple.



www.therightchoicerealty.ca

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