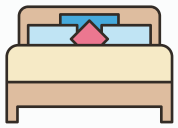


1571 ROUTE 101

NASONWORTH, NEW BRUNSWICK

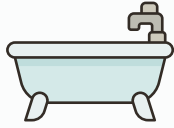
A newer-built one-level home on over 7 acres offering bright open living, a vaulted wood ceiling, a private primary suite, attached double garage, and a peaceful natural setting just outside Fredericton.





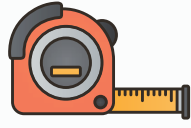
3

Bedrooms



2

Bathrooms



1869

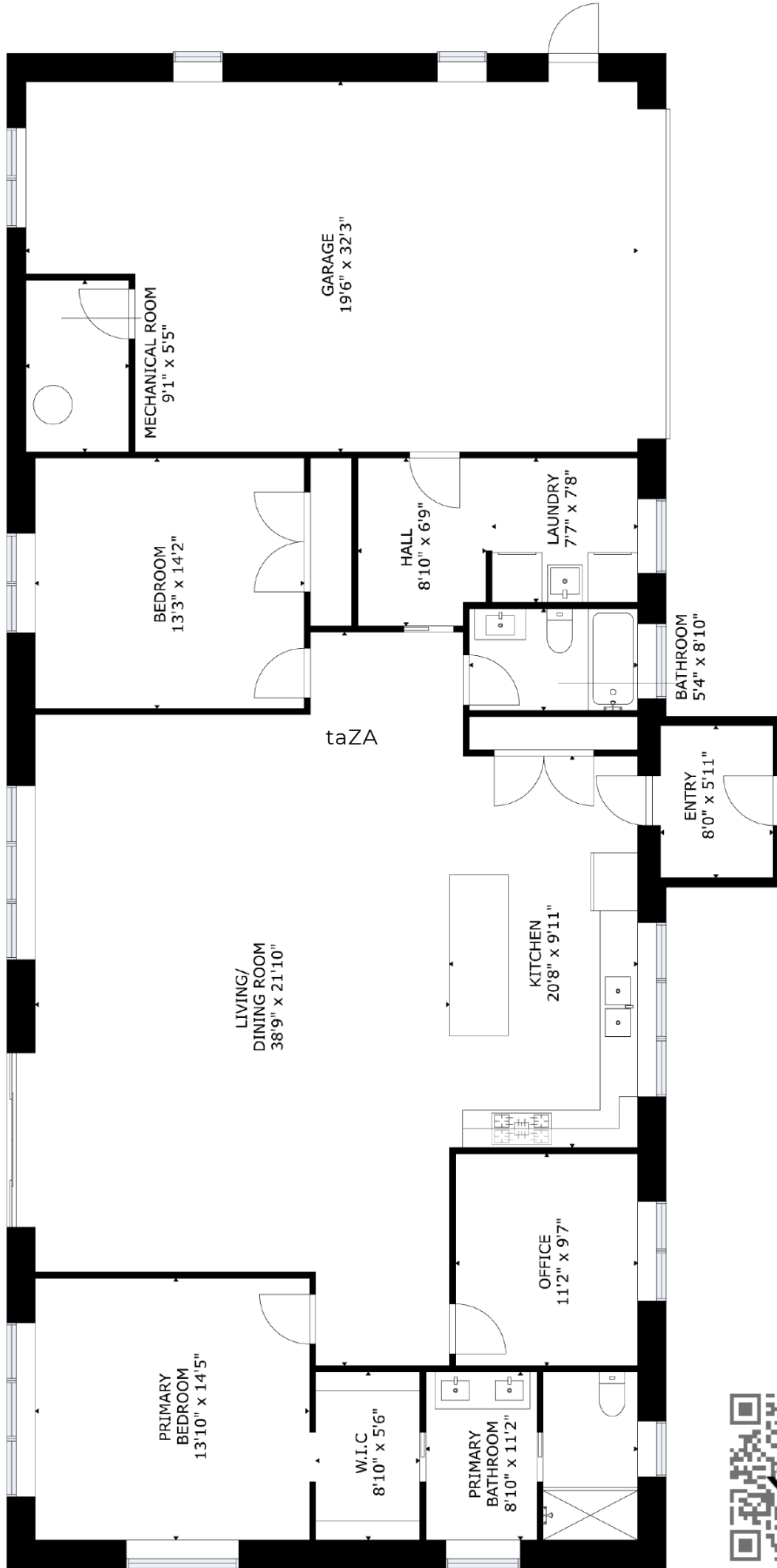
Square Feet

Built in 2023, this one-level home offers modern comfort in a peaceful rural setting just minutes from Fredericton and Oromocto. The bright open-concept layout is anchored by a vaulted wood ceiling, large windows, and a spacious kitchen with island seating, stainless steel appliances, and clean modern finishes. With 3 bedrooms, 2 full bathrooms, an attached double garage, and over 7 acres backing onto a stream, it offers space, privacy, and practicality in one package.



GROSS INTERNAL AREA
EXCLUDED AREAS: GARAGE/ MECHANICAL ROOM: 598 sq.ft
TOTAL: 1869 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



Home Features

- 3-bedroom, 2-bathroom bungalow
- Built in 2023
- Single-level slab-on-grade design
- ICF foundation
- 1,869 sq. ft. above grade
- Open-concept kitchen, dining, and living area
- Vaulted wood ceiling in main living space
- Large windows bringing in natural light
- Modern kitchen cabinetry
- Stainless steel appliances
- Open shelving
- Large island with seating
- Primary suite with walk-through closet
- Private ensuite with double vanity and walk-in shower
- Laundry room on the main level
- Air exchanger
- Ductless heat pump
- Electric baseboard heating

Property Features

- Attached double garage
- Metal roof
- Vinyl exterior
- Gravel driveway
- Well and septic
- 200 AMP breaker panel
- High-speed internet available
- 3.14-hectare lot
- Cleared and wooded land
- Partially fenced
- Backs onto a stream
- Constructed deck area near the stream
- Peaceful natural setting with room to explore

Tax Details

Assessment: \$463,300

Taxes: \$4,714.42 (2026)



WHY WE LOVE THIS PLACE

A NOTE FROM THE HOMEOWNERS

“As the original owners, one of the things we appreciated most about this home was the opportunity to build something that felt practical, comfortable, and well suited to everyday life. The ICF construction was an important part of that for us, giving the home a solid feel and the benefit of newer construction from the start.

We also really loved the openness of the layout. The vaulted ceiling, natural light, and flow between the kitchen, dining, and living areas make the main space feel bright, welcoming, and easy to enjoy. It works just as well for quiet evenings at home as it does when family or friends are gathered together.

Outside, the property has been just as important to us. The amount of land, privacy, and natural surroundings make it feel peaceful and removed, while still being within an easy drive of Fredericton. The stream at the back and the deck area nearby have been a favourite place to sit and unwind. It’s been a home we built to enjoy both inside and out, and that balance is something that has always made it feel special to us.”



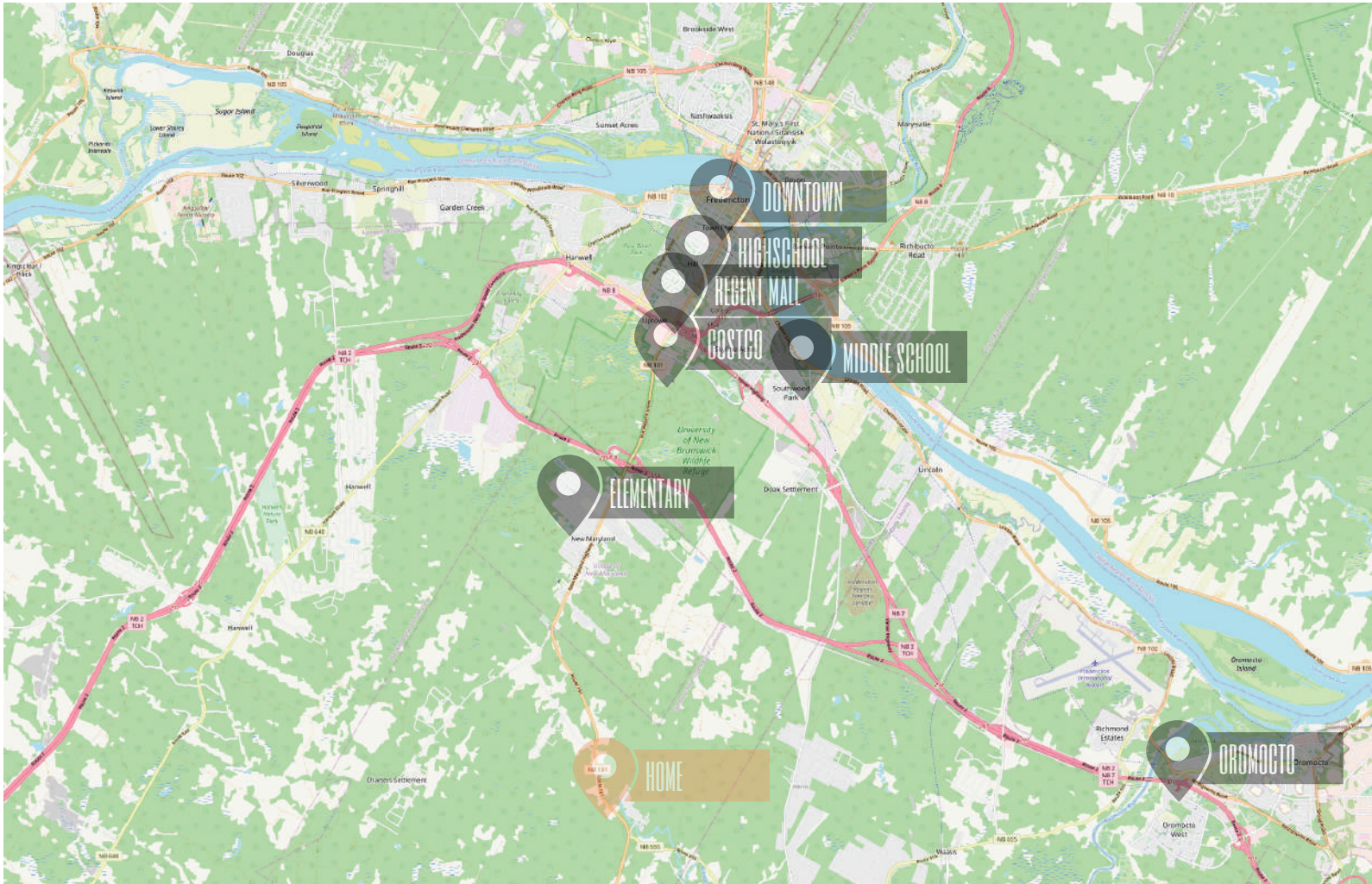
GRADES K - 5
New Maryland Elementary School



GRADES 6 - 8
Bliss Carman Middle School



GRADES 9 - 12
Fredericton High School



NEIGHBOURHOOD & SCHOOLS

COMFORTABLE & SPACIOUS RETREATS

This property offers a quieter lifestyle with the benefit of being within a short drive to Fredericton and Oromocto. The setting is ideal for buyers who want more land, more privacy, and a stronger connection to the outdoors while still keeping everyday amenities and commuting routes within reach. With over 7 acres, a mix of cleared and wooded land, and a stream at the back of the property, the setting is a major part of what makes this home stand out.



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