

THE RIGHT CHOICE REALTY

WELCOME HOME

Brand-new garden homes in Fredericton's Silverwood area offering bright one-level living, 2 bedrooms, 2 full bathrooms, an attached garage, and a walkout basement.



GARDEN HOMES ON WESTWOOD DRIVE

FREDERICTON, NEW BRUNSWICK

LISTING DETAILS

Welcome to this brand-new construction garden home offering modern one-level living, quality finishes, and a bright open-concept layout. The main living area features clean white walls, light flooring, large windows, and a ductless split heat pump for efficient heating and cooling. The kitchen offers a stylish and functional design with white soft-close cabinetry, tiled backsplash, black hardware, stainless steel appliances, open shelving, and a large peninsula overlooking the living and dining areas.

Just off the living room, the 12x6 deck provides a comfortable outdoor extension of the main living space, offering a convenient spot for a BBQ, a small sitting area, or simply enjoying some fresh air. The main level includes two bedrooms and two full bathrooms, including a well-appointed primary suite with a walk-through closet leading into the ensuite. The second bedroom is ideal for guests, a home office, or downsizing buyers looking for manageable space without giving up flexibility. A mudroom off the attached garage adds practical everyday convenience and includes the laundry area, keeping things tucked away from the main living space.

The basement provides excellent future potential with a walkout, large open areas, and room to customize for additional living space, storage, workshop use, or future development. With modern finishes, attached garage space, main-level laundry, efficient heating and cooling, and a walkout basement, this newly built garden home is a great option for buyers seeking low-maintenance living in a fresh, move-in-ready property. A monthly maintenance package of \$215/month covers your lawn and snow care all year long. Any tax rebate goes back to the builder.





FEATURES & DETAILS

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

Home Features

- 2-bedroom, 2-bathroom garden home
- Brand-new construction
- Single-level living
- Open-concept kitchen, dining, and living area
- Primary suite with walk-through closet and ensuite
- Second bedroom for guests, office, or more
- Main-floor laundry in mudroom entry
- Attached single garage
- Full unfinished walkout basement
- 12' x 6' rear deck

Kitchen & Interior Finishes

- White soft-close cabinetry
- Tiled backsplash
- Black hardware
- Open shelving
- Stainless steel appliances included
- Laminate flooring
- Large peninsula overlooking the main living area
- Bright white walls and light finishes throughout

Construction, Comfort & Systems

- ICF foundation
- Stone and vinyl exterior
- Asphalt shingle roof
- Ductless split heat pump
- Electric baseboard heating
- Air exchanger
- Radon mitigation roughed in
- 200 AMP electrical service
- Municipal water and sewer
- Paved driveway
- Water heater rental

Included Appliances

Included in the Sale of the Home



Refrigerator

Model: PFE24HYRCFS



Range

Model: JCS8405MS



Dishwasher

Model: GBT650SYVFS



**Microwave /
Vent Combo**

Model: JVM2165SA



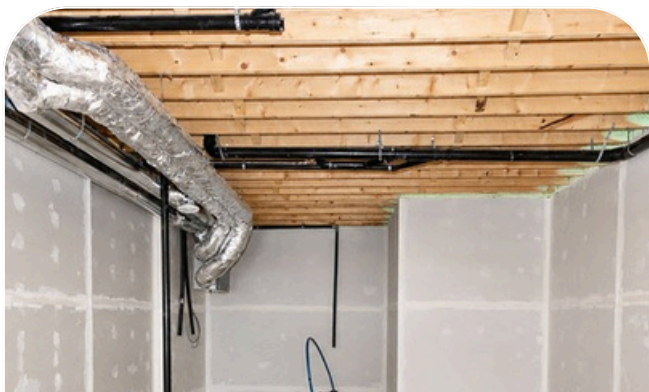
Washer

Model: GTW331BMRWS



Dryer

Model: GTX33EBMRWS



ONE LEVEL LIVING

This garden home is designed to keep daily living simple and manageable. The main level includes two bedrooms, two full bathrooms, and an open-concept central living space that feels bright and functional without wasted square footage. Large windows, light flooring, and clean finishes help the home feel fresh and welcoming throughout.



PRIVATE SUITE

The primary bedroom offers a practical and comfortable retreat within the home. A walk-through closet leads directly to the ensuite, creating a layout that feels convenient and well thought out. This separation from the second bedroom also adds a bit of privacy, whether the extra room is used for guests, a home office, or flexible everyday space.

ROOM TO GROW

The full walkout basement adds valuable flexibility to the home. It offers plenty of room for storage, workshop space, or future development depending on your needs over time. For buyers who want one-level living now but still like having extra space available later, this unfinished lower level is a strong added benefit.



PERFECT LOCATION

Located on a quiet street in the sought-after neighbourhood of Silverwood, an ideal location for a growing family. A short drive or bike ride gets you to all major amenities the city has to offer and is within walking distance to school.



local SCHOOLS



ELEMENTARY

Kingsclear Community 3188 Woodstock Road

Serves students from Kindergarten through Grade 5. As part of the Anglophone West School District, the school offers English-language programs and is led by Principal Marcie Connors. The dedicated staff focuses on guiding students to discover their personal strengths and grow into responsible, caring, and empathetic individuals



MIDDLE

George Street 575 George Street

George Street Middle School, located in the heart of Fredericton, New Brunswick, serves students in grades 6 to 8 with a focus on fostering academic growth, personal development, and community engagement. The school offers a dynamic learning environment with a wide range of extracurricular activities, including sports, arts, and clubs



HIGH

Fredericton 300 Priestman Street

Fredericton High School is one of the largest public secondary schools in New Brunswick, offering a diverse range of academic and extracurricular opportunities for students in grades 9 to 12. Located in the heart of Fredericton, the school is known for its strong commitment to academic excellence, athletics, and the arts.



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