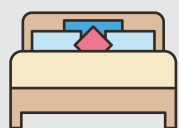


11 BAXTER COURT

SOUTHWOOD | FREDERICTON

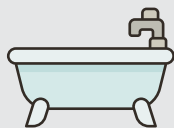
A spacious custom-built 5-bedroom family home in Fredericton's Southwood Park offering 4 full bathrooms, a dramatic formal living room, sun-filled foyer, bright sunroom, walk-out basement, two decks, and an attached double garage.





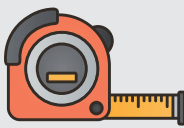
5

Bedrooms



4

Bathrooms



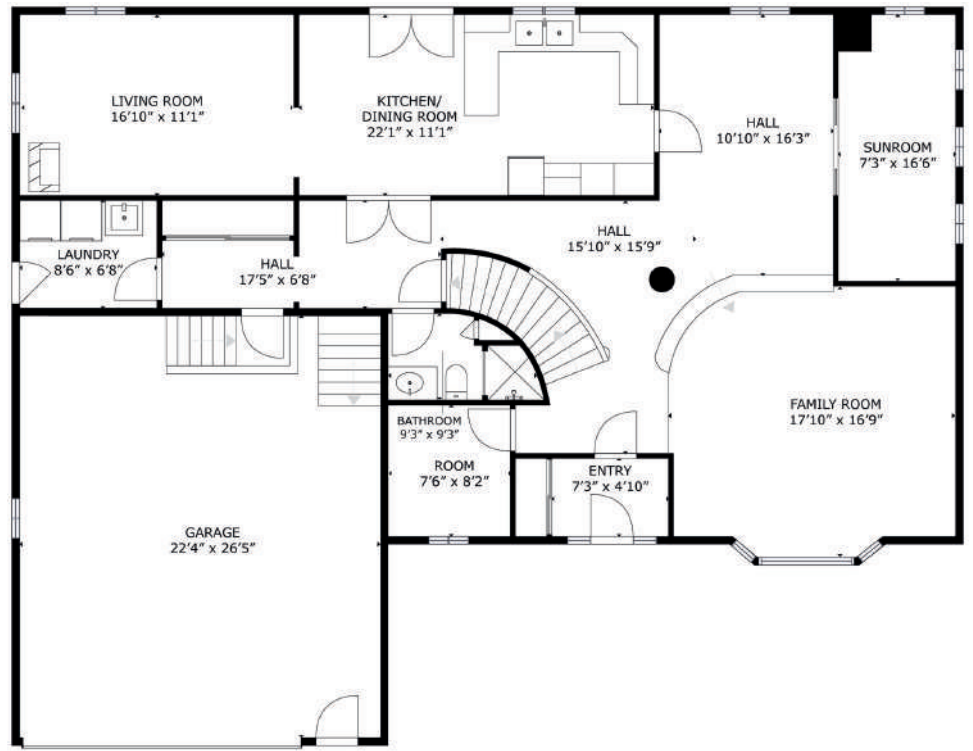
3629

Square Feet

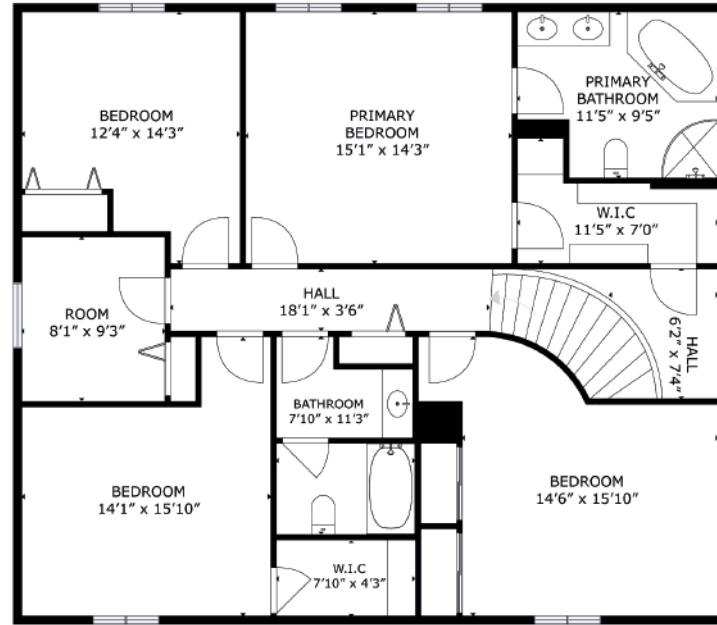
This custom-built two-storey home offers exceptional space, character, and flexibility for family living. With 5 bedrooms, 4 full bathrooms, a newly updated kitchen, formal dining room, main-level office, bright sunroom, and a walk-out basement, the layout blends everyday function with standout architectural features. Distinctive spaces like the dramatic formal living room, open foyer, and expansive lower level give this home a unique charm.



MAIN LEVEL

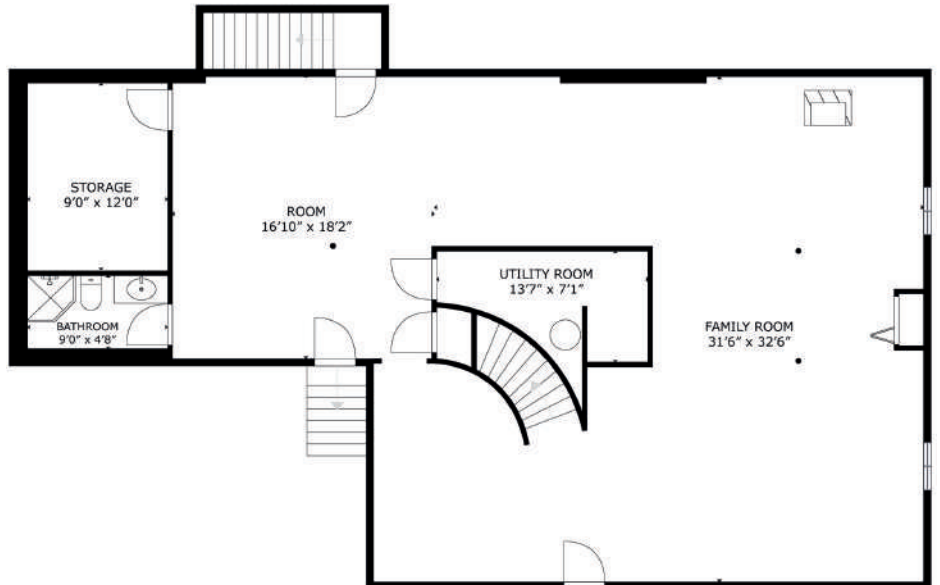


SECOND LEVEL



GROSS INTERNAL AREA
 BASEMENT 1: 1636 sq.ft, FLOOR 1: 1589 sq.ft, FLOOR 2: 1398 sq.ft
 EXCLUDED AREAS: GARAGE: 615 sq.ft
 TOTAL: 4623 sq.ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

LOWER LEVEL





FEATURES & UPDATES

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

Home Features

- 5-bedroom, 4-bathroom custom-built two-storey home
- Approx. 3,800–4,000 sq. ft. total including basement
- Approx. 2,650+ sq. ft. above grade
- Newly updated kitchen
- Solid wood joists have spacings of only 12 inches, which gives a more rigid feel or heavier load, and prevents floor bounce
- Main-floor laundry
- Large open foyer with high ceilings
- Spiral staircase
- Grand formal living room with raised stage-style flooring
- Cozy family room with gas heat
- Bright sunroom with large windows and two skylights
- Hardwood flooring in sunroom
- Double sliding doors for added privacy
- Ensuite bathroom
- Walk-in closet in primary bedroom
- Generous upper-level bedroom sizes
- Central vacuum
- Air exchanger
- Alarm system

Basement Features

- Walk-out basement
- Large finished open area
- High ceilings
- Exposed industrial-style beams
- 3 walk-in storage rooms
- Full bathroom
- Finished flooring
- Insulated walls
- Wood stove heating system connected to internal vents
- Separate entrance to garage and exterior
- Suitable for recreation, gatherings, hobbies, extended-family use, or possible income potential

Comfort & Systems

- Electric baseboard heating
- Electric floor heating
- Natural gas heating
- Wood stove / wood furnace system



WHY WE LOVE THIS PLACE

A NOTE FROM THE HOMEOWNERS

“This home is truly one of a kind, with several distinctive features that make it memorable. One that stands out for us is the high-ceiling open foyer. It includes a stage-like area with a spiral staircase beside it, and it fills with a lot of natural sunlight throughout the day. The space feels warm and cozy despite its openness, and it’s incredibly versatile, you can really imagine so many different uses for it. It’s the kind of feature you just don’t commonly find, and it gives the home a very distinctive presence.

This sunroom is a bright, peaceful, and comfortable space designed for everyday relaxation and enjoyment. Large windows and two skylights fill the room with natural light, creating an airy atmosphere year-round while offering lovely views of the sky. The double sliding doors provide separation from the rest of the house, adding privacy while still keeping the space open and connected.

It’s a perfect place for reading, enjoying a morning coffee, working quietly, pursuing hobbies, growing plants, or simply unwinding. Warm hardwood floors and an open layout add to its inviting and cozy feel. Overall, it’s a warm, uplifting space that naturally becomes one of the most comfortable spots in the home.

The basement is a spacious, highly versatile basement that I’ve always appreciated for its open layout, high ceilings, and exposed industrial-style beams, which give it real character without feeling closed in.

It stays naturally cool in the summer and well insulated in the winter, making it comfortable year-round. In any weather—hot, cold, or rainy—it works perfectly as an indoor walking track as well as a flexible space for exercise, relaxation, or gatherings like yoga, workshops, or time with family and friends. It can also serve as a rental option to generate additional income. Overall, it’s a practical and inviting multi-purpose space that adapts easily to everyday living throughout the year.

Located in the highly desirable Southwood Park area of Fredericton, this home offers the convenience many families are looking for. Schools, daycares, and bus routes are within walking distance, making everyday routines easier and more practical. The mature setting, established neighbourhood feel, and strong southside location add long-term appeal for buyers who want both interior space and day-to-day convenience.”



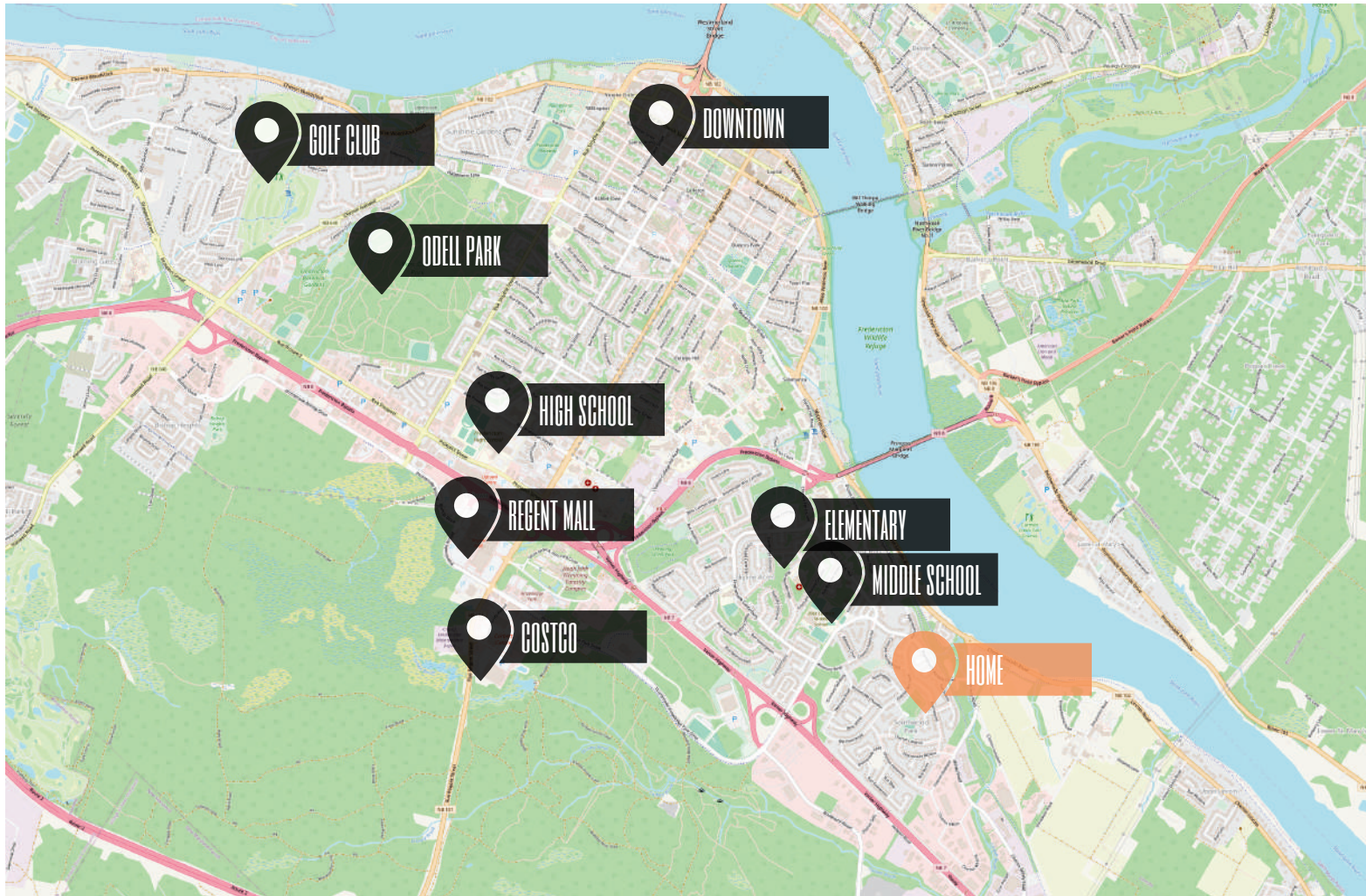
GRADES K - 5
Liverpool Elementary School



GRADES 6 - 8
Bliss Carman Middle School



GRADES 9 - 12
Fredericton High School



NEIGHBOURHOOD & SCHOOLS

A WONDERFUL PLACE FOR ALL

This home is located in a friendly, residential area close to schools, parks, recreation, shopping, and essential amenities. Whether running errands, commuting to work, or enjoying time outdoors, everything you need is just a short drive away. The neighbourhood is quiet and walkable, making it ideal for families, professionals, or anyone who appreciates convenience and community.



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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