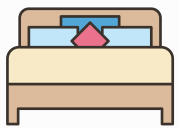


7 WAASIS FARM ROAD

WAASIS

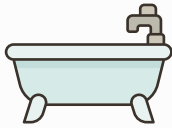
A well-kept 2021 mini home in Waasis offering bright one-level living with 3 bedrooms, 2 bathrooms, an open main living area, stainless steel appliances, and a practical split-bedroom layout designed for everyday comfort.





3

Bedrooms



2

Bathrooms

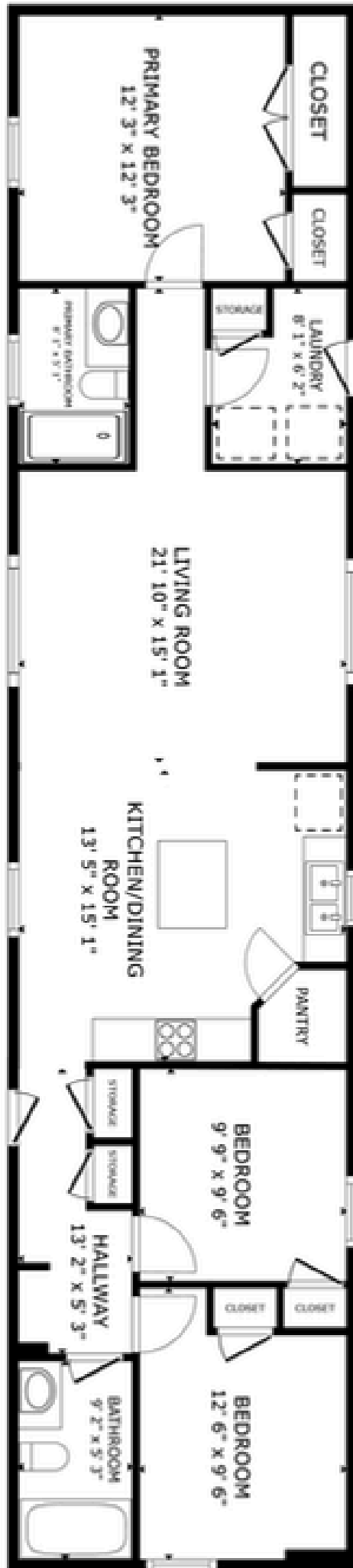


1152

Square Feet

Built in 2021, this 3-bedroom, 2-bathroom mini home offers a bright, functional layout with everything on one level. The open kitchen, dining, and living area creates an easy flow for daily life, while the vaulted ceiling, large windows, and ductless heat pump add comfort and a sense of space. With the primary bedroom and ensuite set apart from the additional bedrooms, the layout works especially well for privacy, guests, or a home office setup.





FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 1,071 sq.ft.
 TOTAL : 1,071 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

- 2021 mini home
- Approx. 1,152 sq. ft.
- 3 bedrooms
- 2 full bathrooms
- One-level living
- Open-concept kitchen, dining, and living area
- Vaulted ceiling in living room
- Primary bedroom with private ensuite
- Separate bedroom layout for added privacy
- Laminate and vinyl flooring
- Main-level laundry
- Air exchanger

Kitchen & Interior Highlights

- Dark kitchen cabinetry
- Stainless steel appliances
- Centre island with prep and seating potential
- Pantry access for additional storage
- Large windows bringing in natural light
- Bright dining area beside the kitchen
- Spacious living room with ductless split heat pump

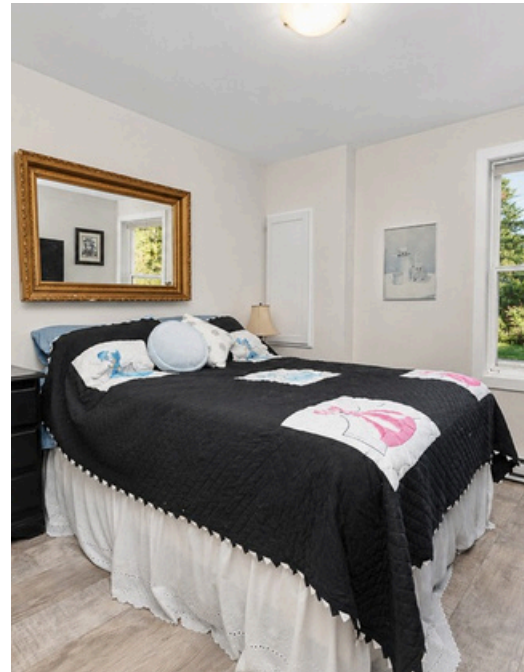
Property Features

- Deck
- Large side yard
- Gravel driveway
- Vinyl exterior
- Asphalt shingle roof
- Community water
- Community sewer
- Leasehold property
- Monthly lot fees of \$369

Comfort & Systems

- Ductless heat pump
- Electric baseboard heating
- 200 AMP electrical service
- High-speed internet available
- Cable, telephone, and cell service available





WHY WE LOVE THIS PLACE

A NOTE FROM THE HOMEOWNERS

“What we’ve appreciated most about this home is how easy it is to live in day to day. The one-level layout is practical, comfortable, and makes great use of the space, while the open kitchen, dining, and living area gives it a bright, connected feel. It has been a home that simply works well, whether you’re relaxing at the end of the day or hosting family and friends.

We’ve also loved having the primary bedroom set apart from the other bedrooms, which gives the layout a bit of extra privacy and flexibility. For someone looking for a first home, a lower-maintenance lifestyle, or a place that feels modern without being overwhelming, this property offers a really solid fit.”



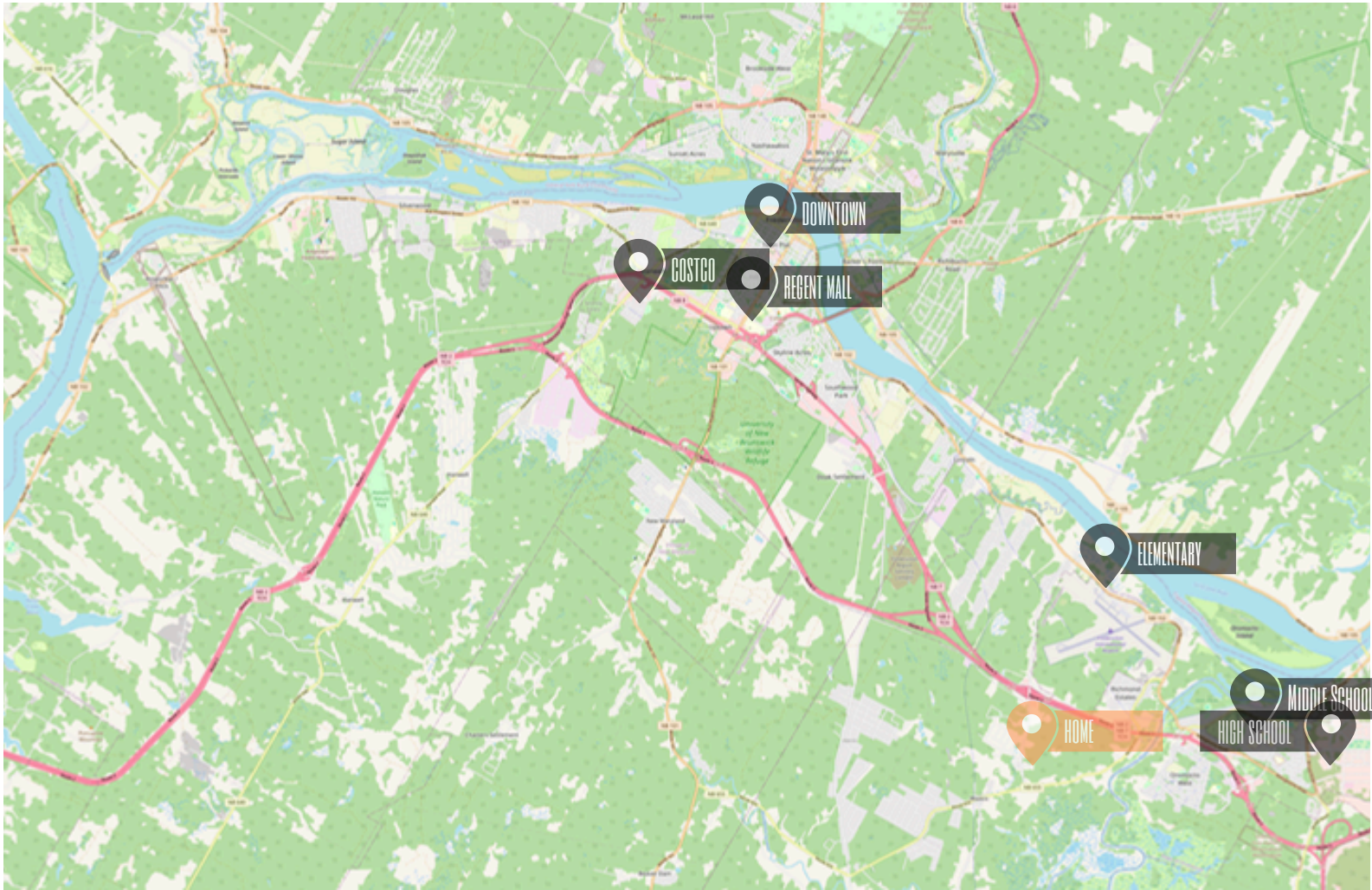
GRADES K - 5
Lincoln Elementary Comm. School



GRADES 6 - 8
Harold Peterson Middle School



GRADES 9 - 12
Oromocto High School



NEIGHBOURHOOD & SCHOOLS

COMFORTABLE & SPACIOUS RETREATS

Charters Settlement offers a quieter setting with larger lots, mature surroundings, and convenient access to Fredericton. This property pairs that extra outdoor space with a comfortable interior layout, making it a strong option for buyers who want room to spread out without giving up everyday convenience.



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