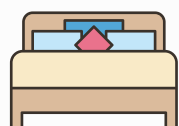


304 CONNAUGHT STREET

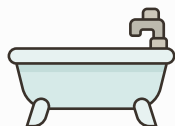
HILL AREA | FREDERICTON

A thoughtfully renovated two-storey home in Fredericton's Hill Area with preserved character, a separate lower-level apartment, and an oversized detached 32-by-20 garage with a large loft.

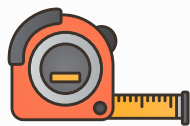




4 + 1
Bedrooms



3
Bathrooms

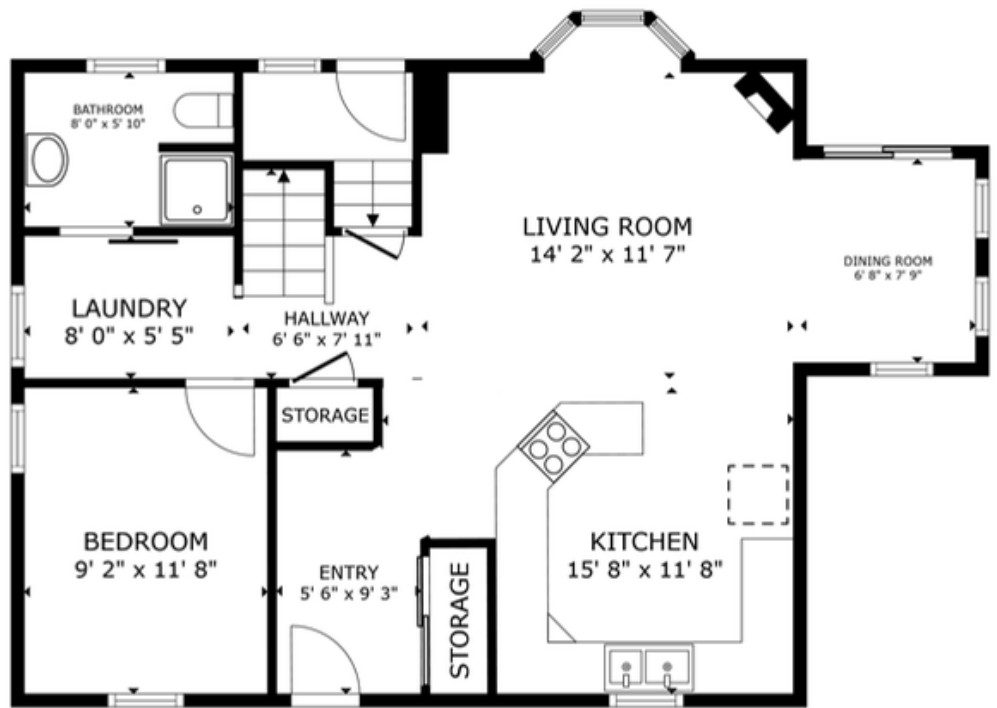


2051
Square Feet

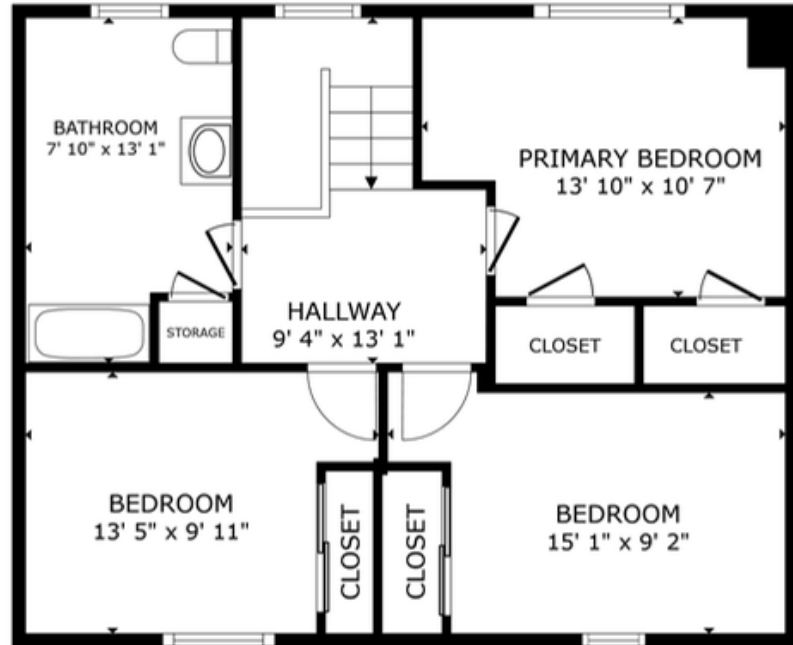
Thoughtfully renovated while preserving its original character, this two-storey Fredericton home offers a warm, flexible layout across three finished levels. The main floor pairs hardwood and natural wood finishes with a bright kitchen, dining area and Jøtul wood stove, while three bedrooms are grouped upstairs. A separate lower-level bachelor apartment adds income or extended-family potential, and the oversized 32-by-20 detached garage with loft creates exceptional space for vehicles, hobbies, storage or future use.



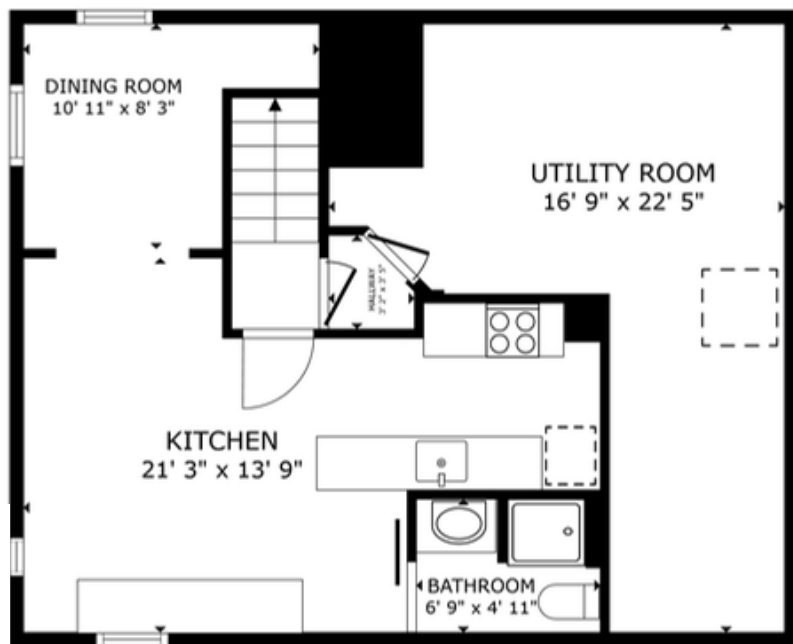
MAIN LEVEL



SECOND LEVEL



LOWER LEVEL



GROSS INTERNAL AREA
FLOOR 1 626 sq.ft. FLOOR 2 750 sq.ft. FLOOR 3 675 sq.ft.
TOTAL : 2,051 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

- 4 above-grade bedrooms + 1 lower-level bedroom
- 3 full bathrooms
- 1,425 sq. ft. above grade
- 2,051 sq. ft. total finished living area
- Two-storey layout with fully finished basement
- Hardwood, wood, and ceramic flooring
- Bright kitchen with ample cabinetry
- Dining area with Jøtul wood stove
- Main-floor additional bedroom/flexible-use room
- 3 bedrooms and full bathroom on second floor
- Lower-level apartment with kitchen/dining area, bedroom, bathroom, and laundry

Property Features

- 725 sq. metre lot
- Fully fenced, landscaped, and level property
- Mature trees and established landscaping
- Interlocking double-width driveway
- Detached double garage measuring 32' x 20'
- Large loft space above the garage
- Deck and patio
- Hot tub
- Baby barn

Updates & Improvements

- Wiring
- Plumbing
- Insulation
- Heating system
- Roof

Comfort & Systems

- Natural gas forced-air heating
- Baseboard heating
- Jøtul wood stove
- Air exchanger
- Municipal water
- Municipal sewer
- 100 AMP electrical service with breakers
- Asphalt shingle and metal roofing
- Cedar and wood exterior
- Furnace is rental equipment



WHY WE LOVE THIS PLACE

A NOTE FROM THE HOMEOWNERS

“Living in this home has always been about the combination of character, comfort and location. The house dates from 1955, but it was completely gutted and rebuilt in 2000. All of the electrical wiring and the panel were replaced, along with the other major systems and components of the house. It essentially gave us the comfort and infrastructure of a much newer home while allowing us to keep the character that made the house special in the first place.

When we rebuilt the home, we made a conscious decision to preserve as much of that character as possible. We reused the original hardwood floors, interior doors and hardware, rather than replacing them with newer materials. Combined with the natural pine trim, maple floors, wainscoting and ash cabinetry, it gives the home a warmth and personality that we have always enjoyed. It still feels like a 1955 home, just a much more comfortable and efficient one.

The home’s energy efficiency and comfort has also been something we’ve appreciated. An updated energy assessment estimates annual energy consumption at 88 gigajoules, which is better than a standard new home of this size. The renovation has clearly stood the test of time.

The great room has always been the heart of the home. The Jøtul wood stove provides a wonderful source of heat and creates a warm, comfortable atmosphere, particularly during the colder months. It has been a favourite place for us to gather, relax and spend time together.

We’ve also really appreciated how much the property offers beyond the main living space. The legal 330 sq. ft. apartment has provided wonderful flexibility, whether for rental income, family, guests or additional living space. The 20’ x 32’ two-storey garage has been equally valuable, giving us plenty of room for vehicles, projects, hobbies and storage.

The backyard is another place we’ve enjoyed spending time. It is private and fully fenced, with a shed and our Hydropool hot tub. It has been a great place to unwind and entertain, and it gives the property a nice sense of privacy.

Perhaps what we’ve appreciated most, though, is the location. We have loved being able to walk to so many of the things that are part of everyday life. Odell Park is only a few blocks away and has been a wonderful place to walk and enjoy the outdoors. Superstore and Sobeys are also close enough that everyday shopping is easy without getting in the car. Downtown is only about a 15-minute walk, so restaurants, cafés, shops, events and the river are all easily accessible on foot.

The YMCA has also been an important part of our family’s life. Over the years, we have enjoyed fitness classes, yoga, karate, swimming and the fitness room. Having so many activities available close to home made it easy for our family to stay active and spend time together. It became a real part of our life here, rather than simply being another nearby amenity.

We’ve also enjoyed the feeling of the neighbourhood itself. It is an established area with mature trees, character homes, an elementary school and a friendly sense of community. There is a nice balance between having everything close at hand and still feeling like you are living in a quiet residential neighbourhood.

For us, this has been a home that has offered a little bit of everything: the character of a 1955 house, the comfort and infrastructure of a much newer home, great spaces for family and hobbies, and a location where so much of daily life can be enjoyed on foot. We have really enjoyed living here, and we hope the next owners will find as much to love about it as we have.”



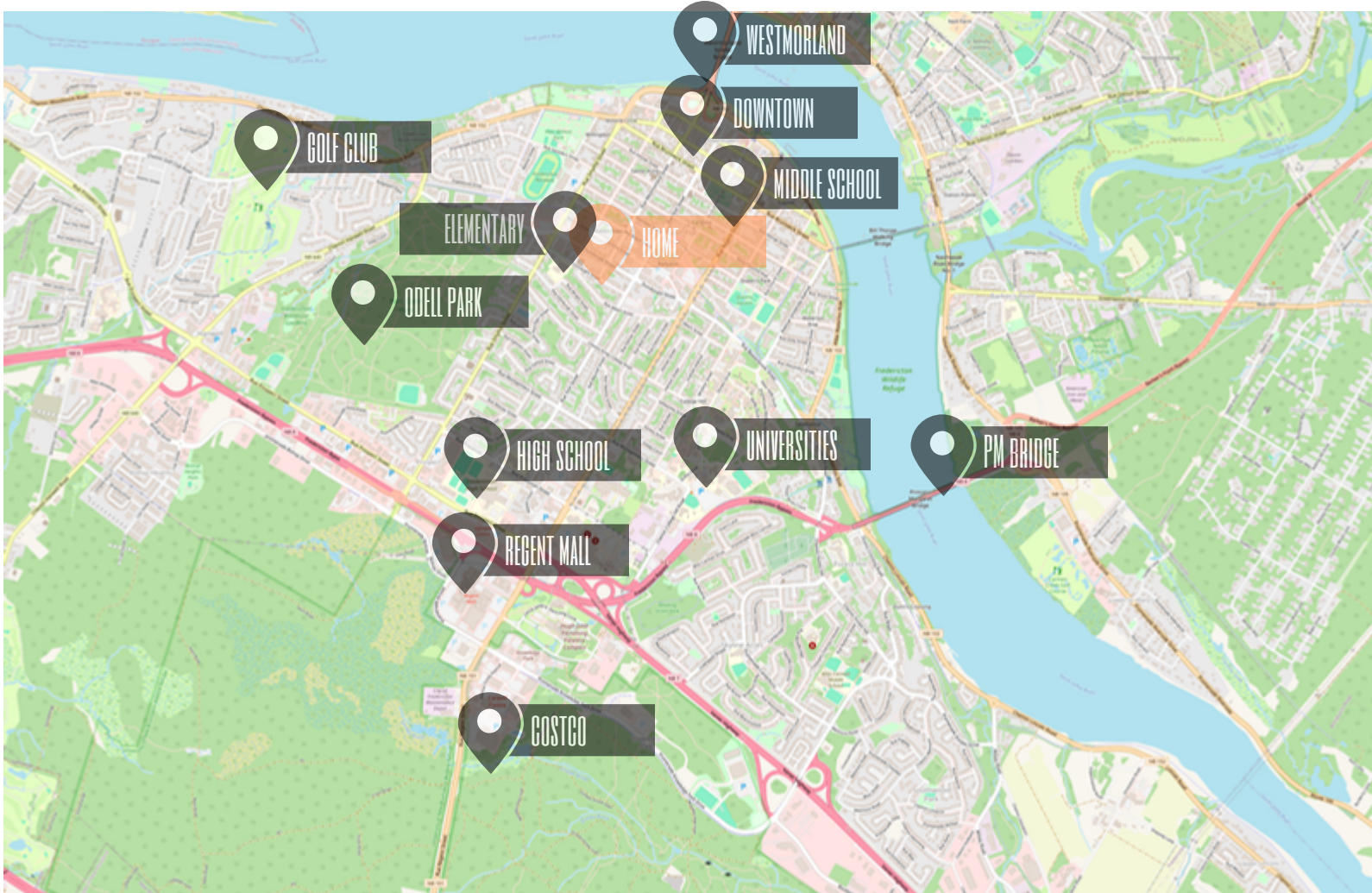
GRADES K - 5
Connaught Street School



GRADES 6 - 8
George Street Middle School



GRADES 9 - 12
Fredericton High School



NEIGHBOURHOOD & SCHOOLS

PERFECT CENTRAL LOCATION

Located in Fredericton South's Hill Area, the property offers an established in-city setting with schools, parkland, public transportation, shopping, and churches identified nearby. The location adds everyday convenience while the fully fenced lot, mature trees, and established landscaping create a more private setting at home.



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