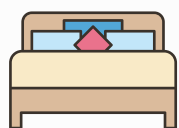


55 CLEARBROOK DRIVE

CHARTERS SETTLEMENT, NEW BRUNSWICK

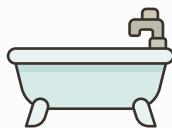
A striking custom-built contemporary bungalow on 18.88 wooded acres, offering 2,669 sq. ft. of refined one-level living, exceptional indoor-outdoor entertaining, an attached double garage, a saltwater pool and a fully finished guest cabin





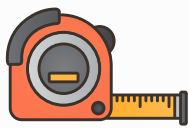
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Bedrooms



2

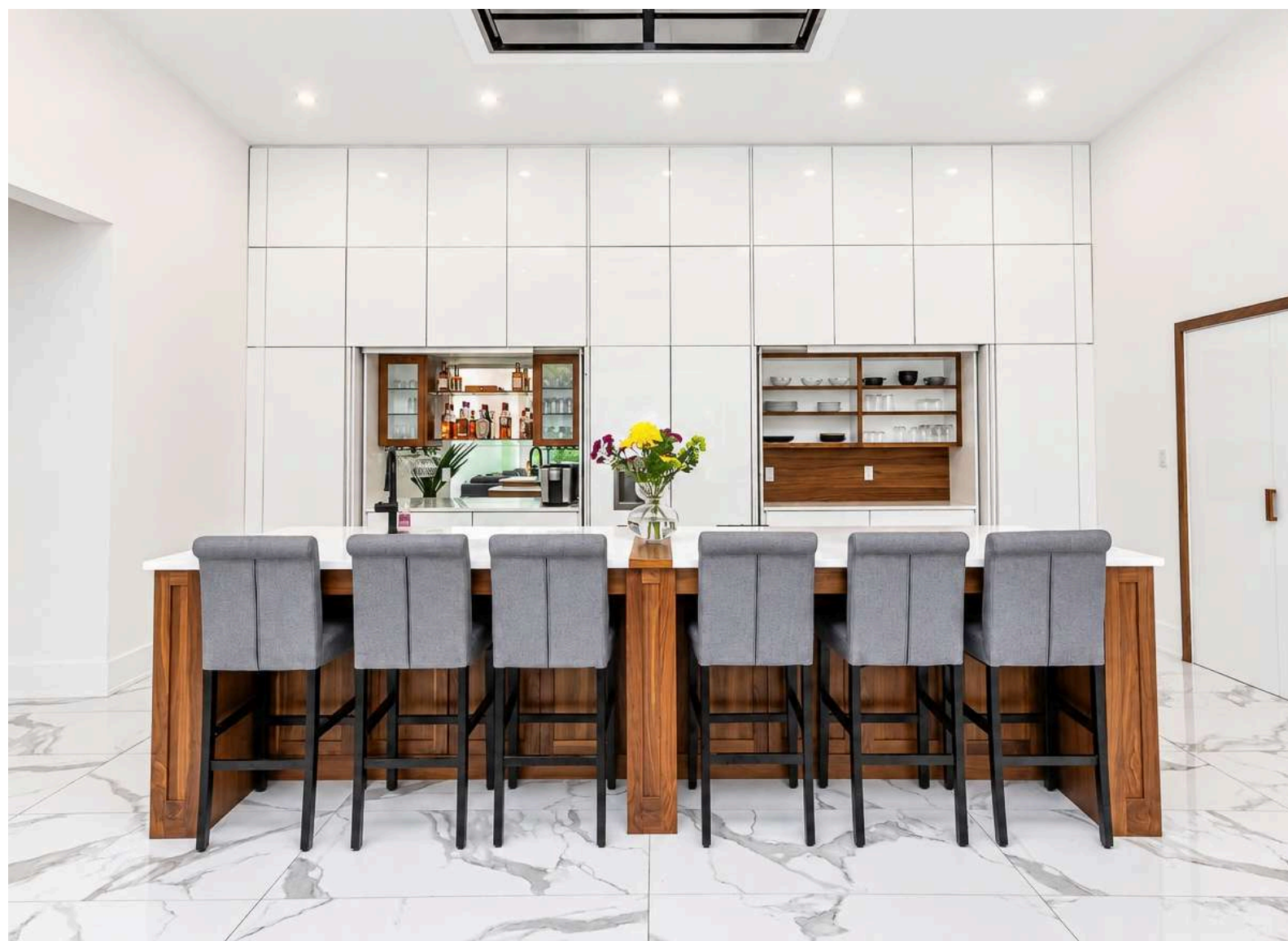
Bathrooms



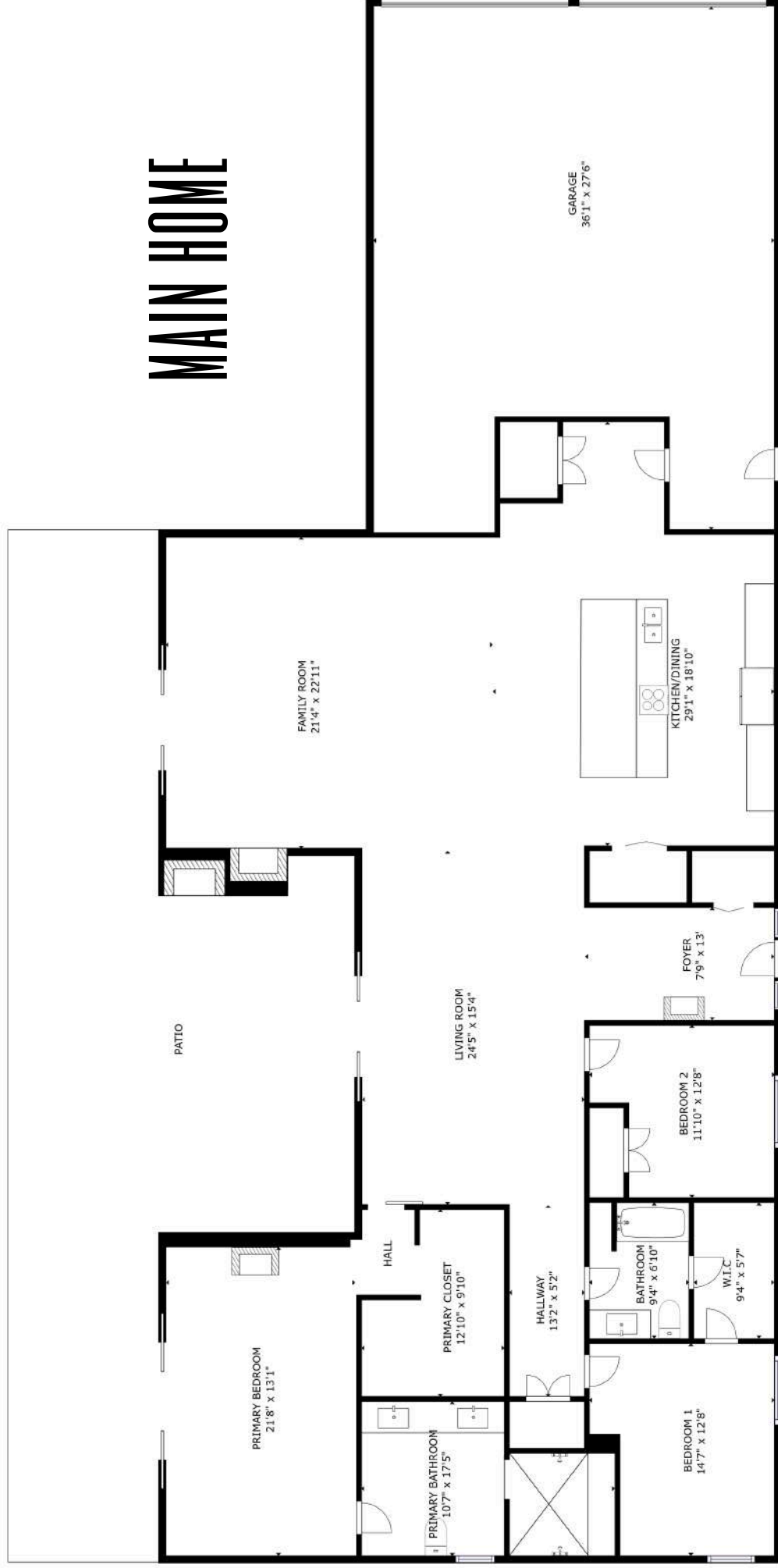
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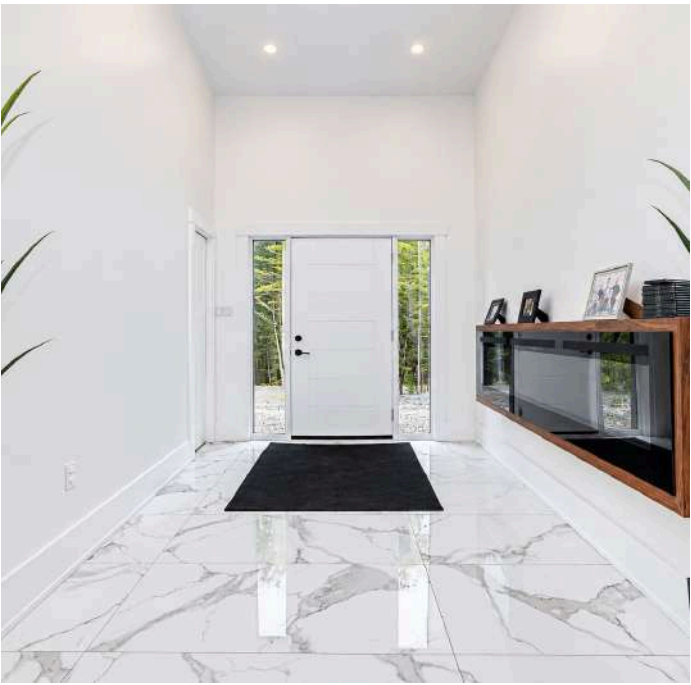
Square Feet

Built in 2020, this 3-bedroom, 2-bathroom contemporary bungalow brings modern design to a private 18.88-acre setting. Soaring ceilings, floor-to-ceiling windows and oversized porcelain tile shape the bright interior, while sliding doors extend the living space to a stone patio with a covered lounge, outdoor fireplace and saltwater pool. A fully finished cabin with a kitchenette, bathroom, laundry, wood stove, heat pump and hot tub gives guests a private retreat.



MAIN HOME





FEATURES & HIGHLIGHTS

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

Home & Layout

- Custom-built in 2020
- 2,669 sq. ft. of finished one-level living
- 3 bedrooms and 2 full bathrooms
- Soaring ceilings and expansive windows
- Oversized porcelain tile flooring
- Attached double garage

Outdoor Living

- Expansive stone patio
- Covered lounge area with warm wood ceiling
- Dramatic outdoor stone fireplace
- In-ground plunge saltwater pool with surrounding stonework
- Landscaped areas and mature trees
- Private 18.88-acre setting

Comfort, Construction & Services

- Electric, ductless heat pump and radiant heating
- Air exchanger
- Metal roof
- Metal and wood exterior
- Private well and septic
- High-speed internet and cell service
- Electricity with breaker service
- No rental equipment

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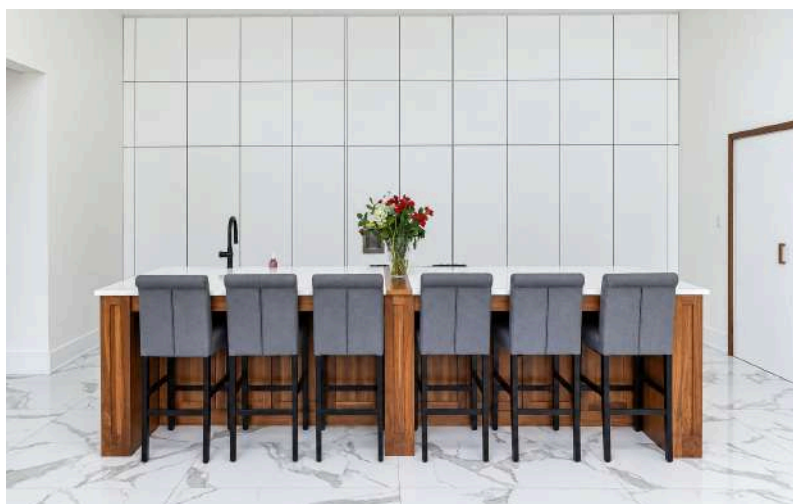




KITCHEN & LIVING SPACES

BRIGHT & OPEN CONCEPT DESIGN

- Floor-to-ceiling windows and broad sliding doors
- Fireplace with a warm wood feature surround
- Wall of full-height kitchen cabinetry
- Integrated storage
- Large island with seating for six
- Solid-surface countertops
- Sleek black fixtures
- Thermidor® appliances





BEDROOMS & BATHROOMS

PERFECT SPACE FOR REST

- Spacious primary bedroom
- 20-foot-wide glass wall with doors to back patio
- Primary walk-in closet
- Ensuite with substantial double vanity and wood cabinetry
- Tiled walk-in shower with rain shower heads & built-in bench
- Two additional bedrooms for guests, kids, or offices.
- Second full bathroom connected to secondary bedroom



PRIVATE GUEST CABIN

COMFORTABLE & SPACIOUS RETREAT

- Private retreat for guests or visiting family
- Warm wood finishes, exposed beams and large windows
- Open living area with wood stove
- Kitchenette and sleeping space
- Bathroom with tiled walk-in shower
- Stacked laundry
- Ductless heat pump
- Covered deck with hot tub



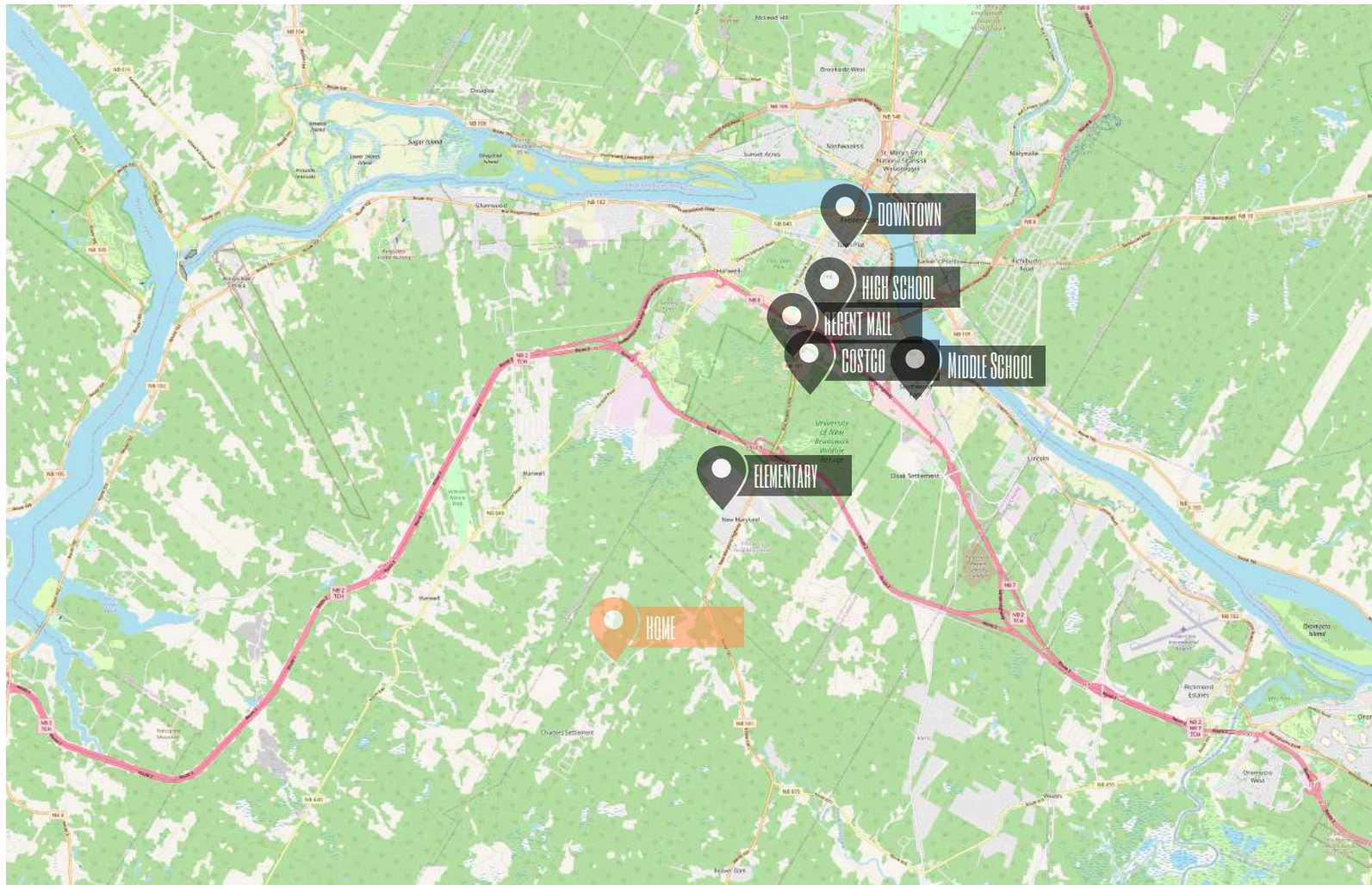


WHY WE LOVE THIS PLACE

“This is a home that makes a lasting impression, yet still feels warm, comfortable and easy to enjoy. Its striking contemporary architecture is balanced by the natural beauty of 18.88 wooded acres, creating a private setting where expansive windows bring the surrounding trees into view throughout the day. Inside, soaring ceilings, oversized porcelain tile, warm wood finishes and crisp black accents give the home a polished, cohesive feel. The open kitchen, dining and living areas provide plenty of room to gather, whether everyone is seated around the large island, relaxing by the fireplace or moving effortlessly between the interior and patio.

The outdoor living space is particularly special. Oversized sliding doors open to an expansive stone patio with a covered lounge, warm wood ceiling and dramatic stone fireplace. The saltwater pool completes a setting made for long summer afternoons, relaxed evenings and memorable gatherings with family and friends.

We also love the versatility of the fully finished cabin. Tucked among the mature trees, it gives guests or visiting family a welcoming retreat with its own living area, kitchenette, sleeping space, bathroom, laundry and ductless heat pump. A wood stove adds warmth and character, while the covered deck and hot tub overlook the peaceful wooded surroundings. Together, the main home, outdoor spaces and private cabin create a property that feels thoughtfully designed for everyday comfort, entertaining and time spent surrounded by nature.”



NEIGHBOURHOOD & SCHOOLS

COMFORTABLE & SPACIOUS RETREATS

Set among mature trees in Charters Settlement, this property offers space, privacy and a strong connection to the outdoors. The stone patio, covered lounge, fireplace and pool create a natural setting for summer gatherings and relaxed afternoons, while the finished cabin provides comfortable separation for overnight guests or extended family visits.



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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