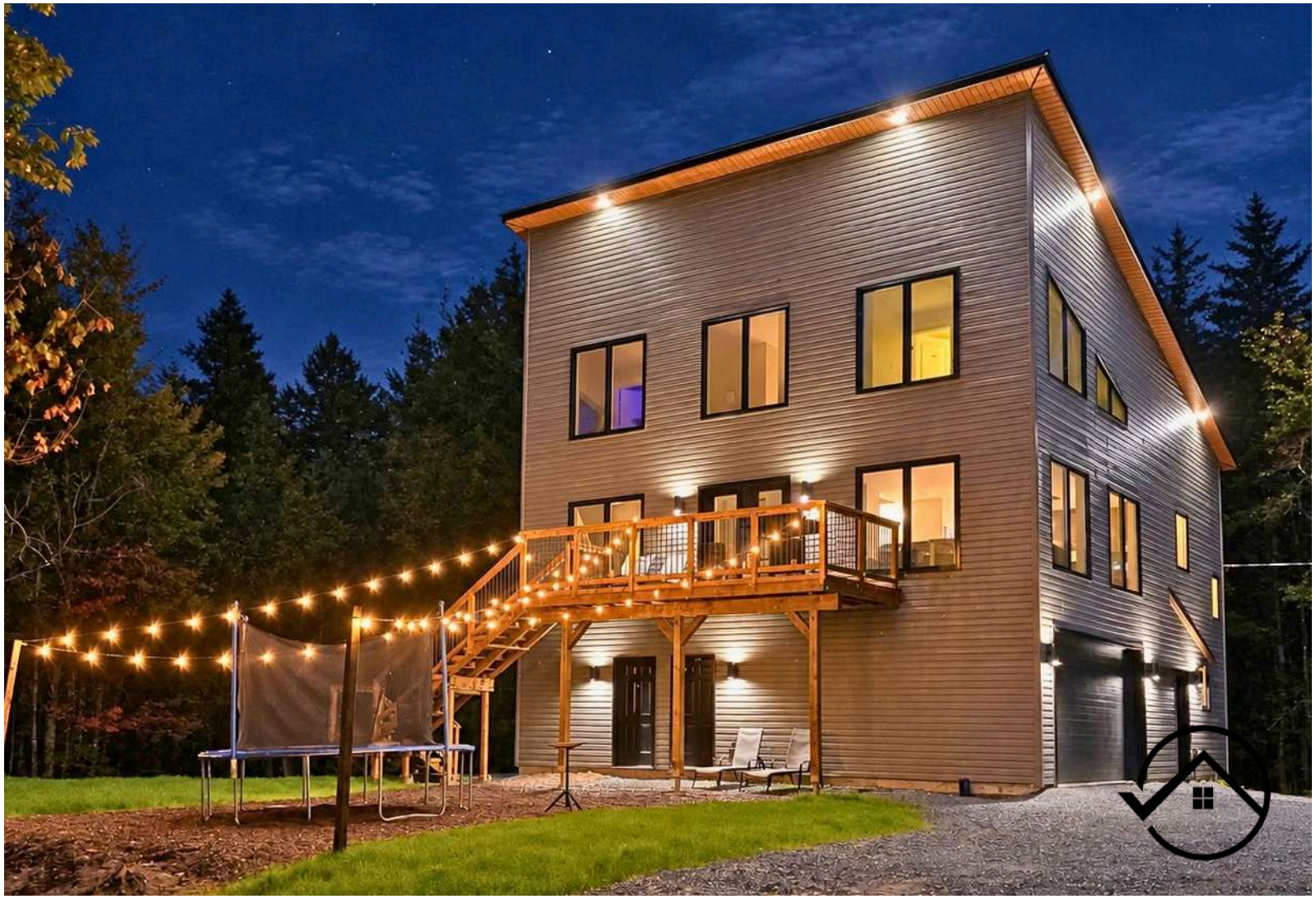
34 Clearbrook Drive

CHARTERS SETTLEMENT, NEW BRUNSWICK

Distinctive modern design on a private, treed property, with oversized windows, custom finishes, five bedrooms, and attached and detached garages. Thoughtful insulation and future suite potential add everyday comfort and lasting flexibility.



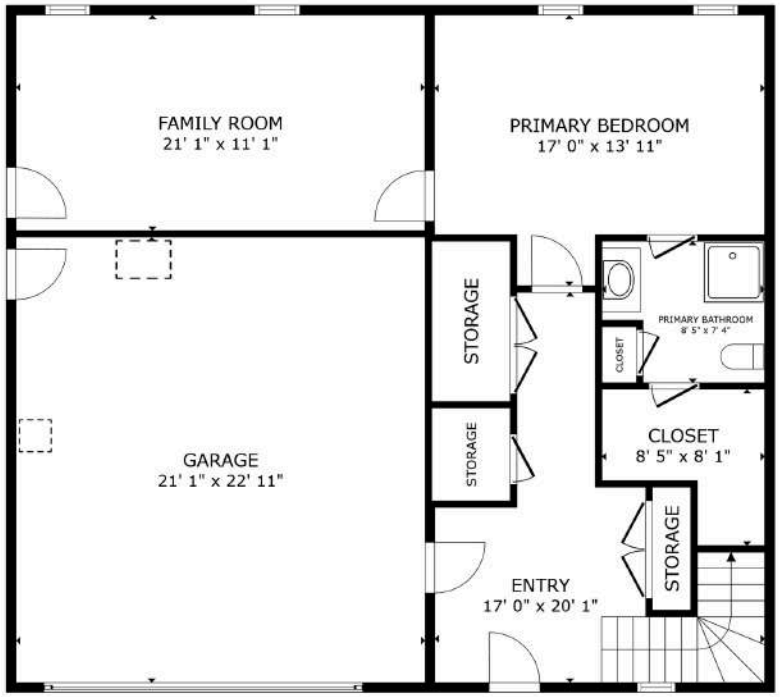
5
Bedrooms

4
Bathrooms

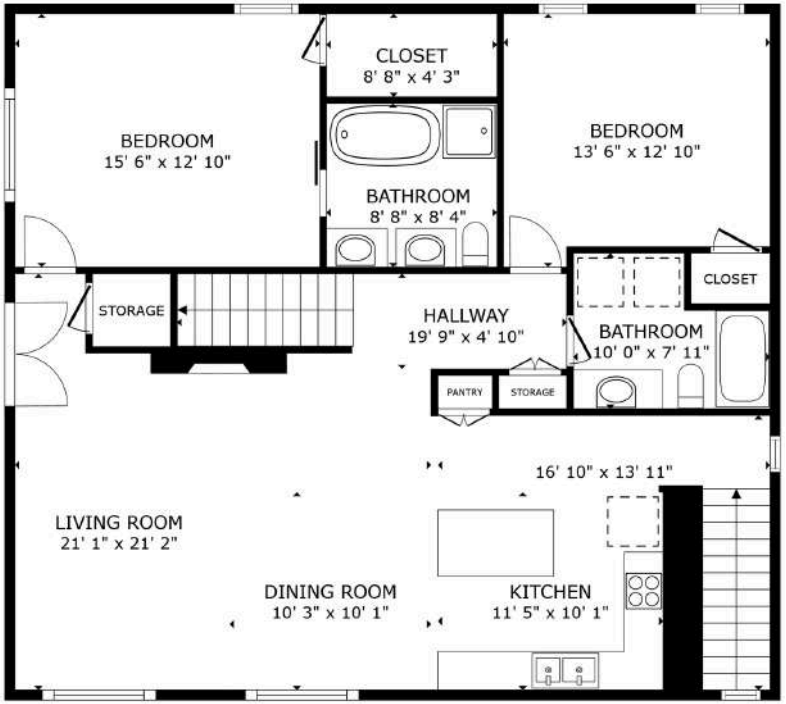
2883
Square Feet

Natural light shapes the living spaces at 34 Clearbrook Drive, where oversized windows frame the trees and a custom kitchen opens to bright dining and living areas. Five bedrooms, four full bathrooms, and family rooms across three levels offer space to gather and room to spread out. Professionally selected finishes bring a cohesive feel throughout, while enhanced insulation, a ducted heat pump, and future suite potential add comfort and flexibility.

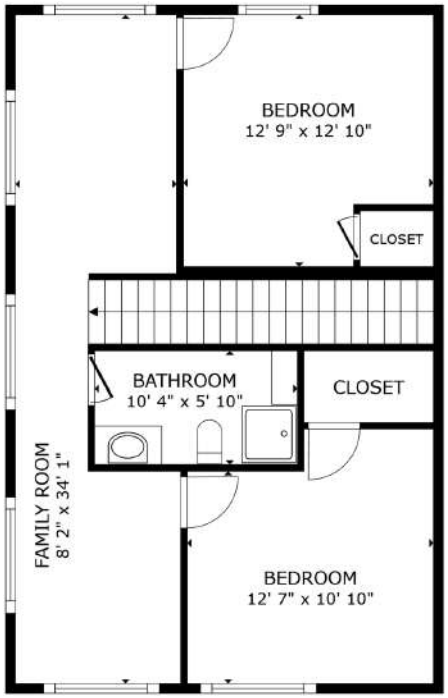
GROUND LEVEL



SECOND LEVEL



THIRD LEVEL



Features & Highlights

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

Interior & Layout

- 3-storey home with 2,883 sqft of finished, above-grade living space
- Five bedrooms and four full bathrooms
- Nine-foot ceilings on the ground and main living levels
- Custom wood kitchen cabinetry, quartz-style countertops, and a large island with seating
- Stainless steel kitchen appliances and statement pendant lighting
- Oversized windows overlooking the property and surrounding trees
- Living room fireplace with a dramatic black feature wall
- Bedroom suites with walk-in closets on the ground/second floors
- Upper-level vaulted ceilings and angular windows
- Spacious ensuite with freestanding tub and separate glass shower
- Professionally coordinated colours, flooring, cabinetry, and fixtures

Comfort & Construction

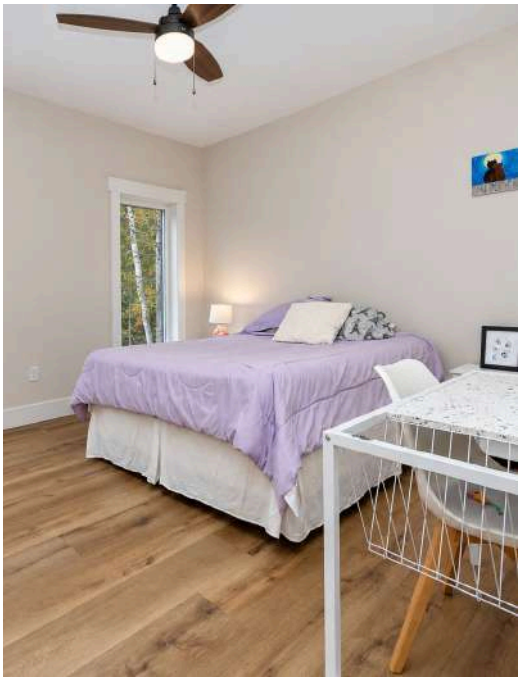
- Home positioned to capture sunlight throughout the day
- Spray foam insulation beneath the slab
- Upgraded insulation levels in the walls and attic
- Ducted heat pump and electric forced-air heating
- Air exchanger
- Slab foundation with no basement
- Metal roof and vinyl exterior
- Lux Home warranty noted by the owner; ask for coverage details

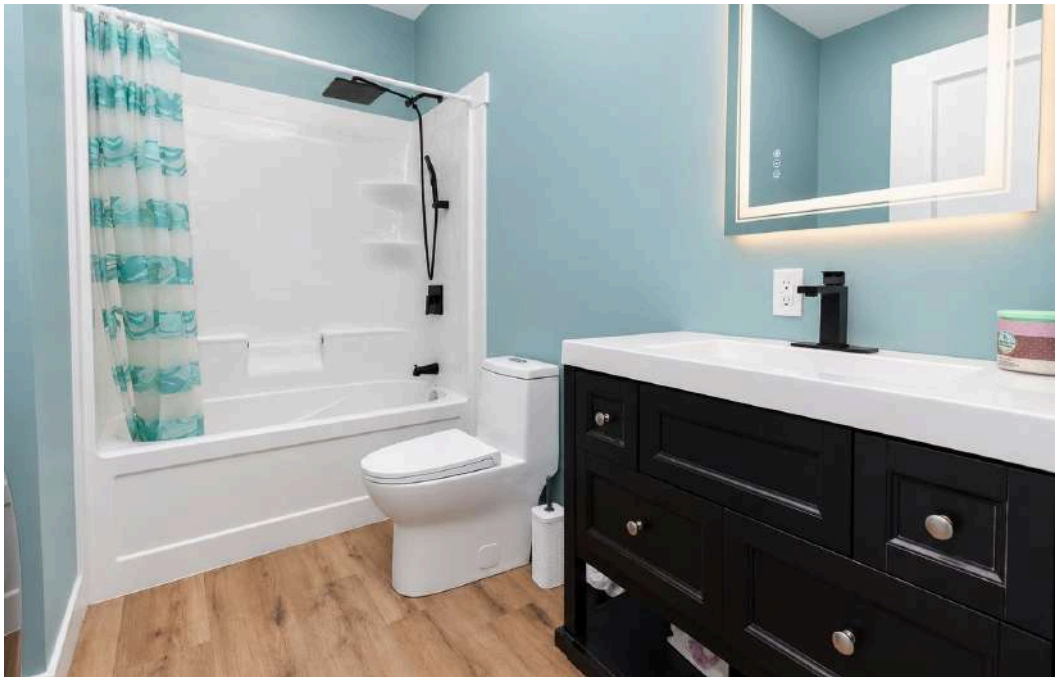
Flexible Living & Garage Space

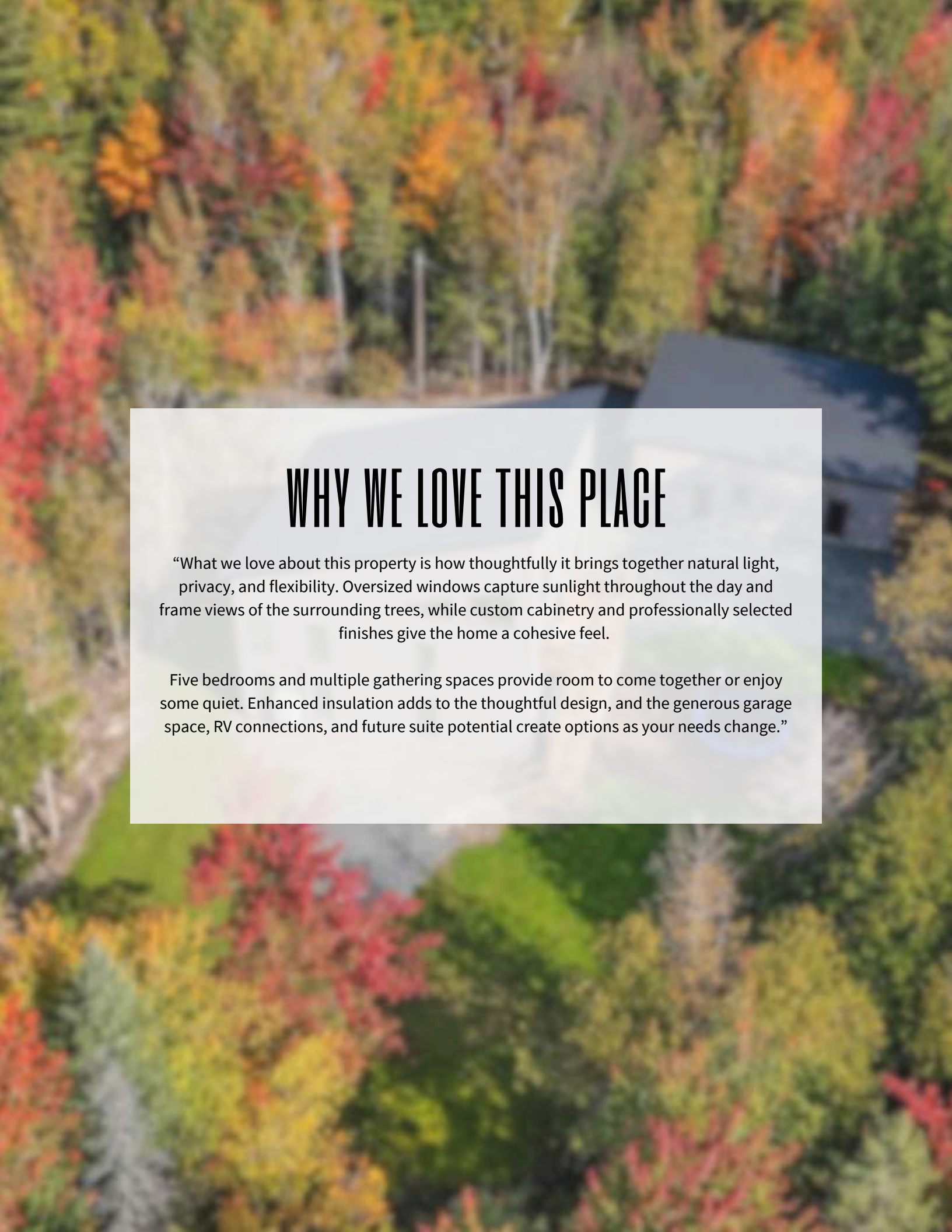
- Ground floor with family room, bedroom, ensuite, & walk-in closet
- Potential to adapt the ground floor into a future granny suite
- Attached and detached garages
- Detached garage roughed in for a future apartment
- Separate power meter and 200-amp service for the garage
- 30-amp RV plug and RV septic connection

Property & Practical Details

- 6,258-square-metre lot with mature trees and landscaped grounds
- Deck, gravel driveway, and ample parking
- Property taxes: $5,532.45 (2026)







WHY WE LOVE THIS PLACE

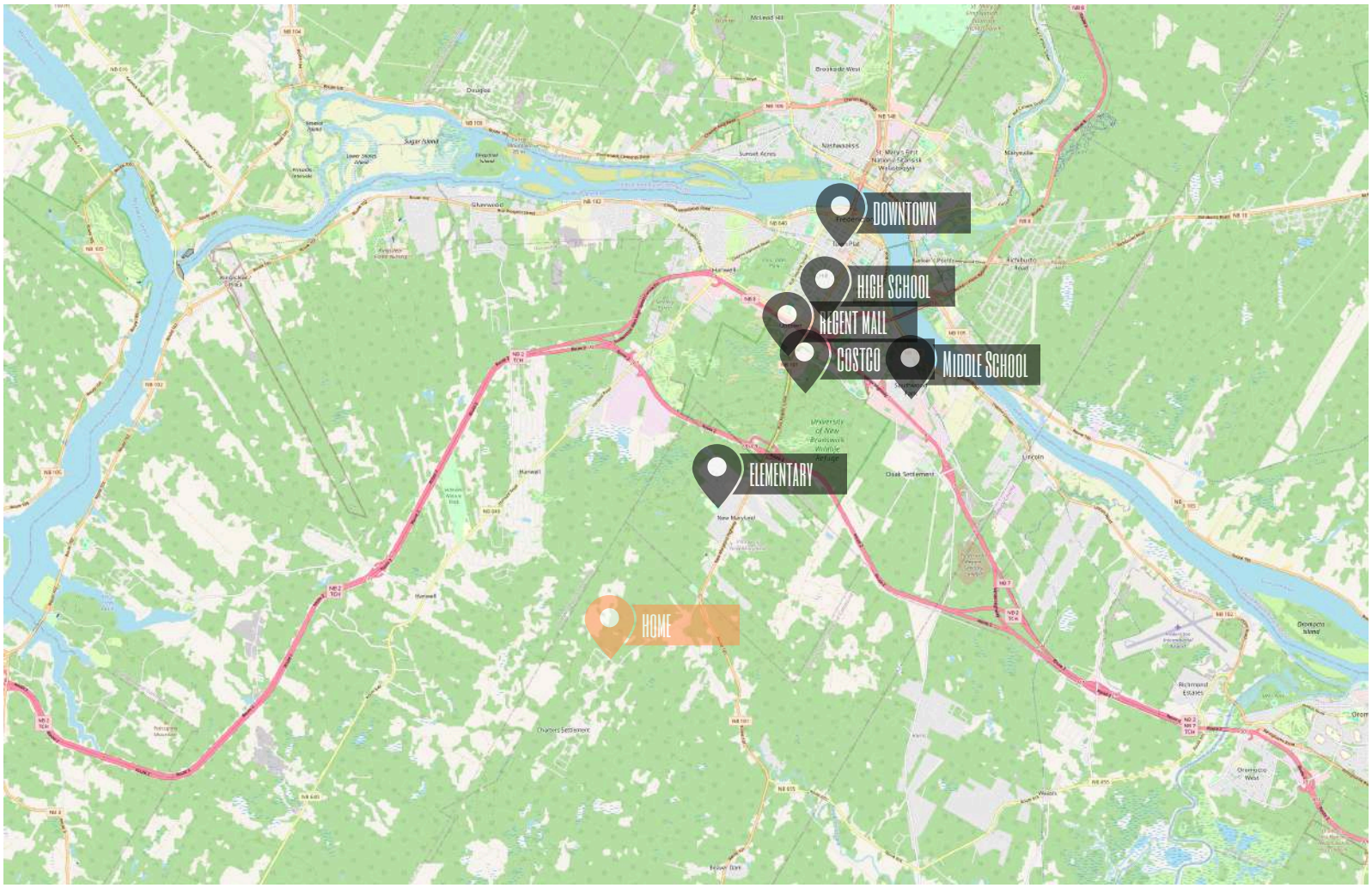
“What we love about this property is how thoughtfully it brings together natural light, privacy, and flexibility. Oversized windows capture sunlight throughout the day and frame views of the surrounding trees, while custom cabinetry and professionally selected finishes give the home a cohesive feel.

Five bedrooms and multiple gathering spaces provide room to come together or enjoy some quiet. Enhanced insulation adds to the thoughtful design, and the generous garage space, RV connections, and future suite potential create options as your needs change.”

GRADES K - 5
New Maryland Elementary School

GRADES 6 - 8
Bliss Carman Middle School

GRADES 9 - 12
Fredericton High School



NEIGHBOURHOOD & SCHOOLS

COMFORTABLE & SPACIOUS RETREATS

In Charters Settlement, this property combines a private, wooded setting with space for outdoor living, vehicles, and projects. Mature trees frame the views from inside, while the deck and landscaped grounds offer places to enjoy the property outdoors. Garage space and RV connections add practical options for the way you spend your time at home and away.

This is not intended to solicit those who are currently working with another real estate company – we cooperate fully with other agents