



Price: <b>\$150,900</b>	MLS® #: <b>00539554</b>
Status: <b>Active</b>	
Legal Descr.:	
Address: <b>104 BLOOR ST</b>	
City: <b>FREDERICTON, E3A 4K2</b>	
Side of Road:	District: <b>FRN</b>
Lot Size : <b>663 SQ. METERS</b>	Sub-Dist: <b>G1</b>
House Dimensions: <b>40X24</b>	Zoning:
Elem Schl: <b>PARK ST.</b>	Sec. School: <b>NAASIS MIDDLE</b>
Possession: <b>IMMEDIATE</b>	

**Overview** This well maintained bungalow has had many recent upgrades. Kitchen has new cabinets, pantry with slide outs, all new flooring (no carpets), all new windows except for the basement, siding and shingles. Bathroom has new canopy tub & pedestal sink. All bedrooms are on the main level, lower level is ready for future development. Good size backyard & close to all amenities. Property sold `as is, where is.`

**Directions** From Maple St. to Wallace, to Bloor.

Type: <b>Single Family</b>	Heating: <b>Electric, Baseboard</b>	Exterior: <b>Vinyl</b>
Style: <b>Bungalow</b>	Garage Type:	Driveway: <b>Double, Gravel</b>
Title to Land: <b>Power of Sale</b>	Water: <b>Municipal</b>	Foundation: <b>Concrete, Partially Developed</b>
Property Size: <b>Under 0.5 Acres</b>	Sewer: <b>Municipal</b>	Features: <b>Air Exchanger</b>
Land Features: <b>Landscaped, Level, Partially Fenced</b>	Services: <b>Electricity, Telephone, Cable, City Bus Service</b>	Roof: <b>Asphalt Shingle</b>
Access:	Rental Equipm.: <b>Water Heater</b>	Flooring: <b>Cushion, Laminate</b>

**Inclusions**

**Exclusions**

Bedrooms: <b>3</b>	Sign: <b>Yes</b>	Garage : <b>No</b>	Gar.Details:
Bathrooms: <b>1 \</b>	Lockbox: <b>Yes</b>	SPIS: <b>No</b>	Water Access: <b>Water:</b>
Rental Income:	Road:	Building Colour: <b>GREEN</b>	
Building Age:	On Land Titles: <b>YES</b>		

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	11` 2X8` 2	MAIN FLOOR	MASTER BEDROOM	11` 6X10` 1
MAIN FLOOR	DINING ROOM	11` 10X8` 2	MAIN FLOOR	BEDROOM	9` 3X10` 6
MAIN FLOOR	LIVING ROOM	11` 7X19` 7	MAIN FLOOR	BEDROOM	10` X8` 1
MAIN FLOOR	BATH (# pieces 1-6)	7` 2X4` 10			

Assessment: <b>\$165400</b>	Taxes: <b>\$2391 (2010)</b>	Improvements:
Condo Fee:	Mobile/Leased Land F:	
Listing Office: <b>Exit Realty Advantage</b>	:	