



Price: \$149,900	MLS® #: 00925404
Status: Active	
Legal Descr.:	
Address: 13 MCFADZEN CRT	
City: OROMOCTO, E2V 2N2	
Side of Road:	District: ORO
Lot Size : 1750 SQ. METERS	Sub-Dist: C1
House Dimensions: 27` X27`	Zoning:
Elem Schl:	Sec. School:
Possession: IMMEDIATE	

Overview Just like new! This 3 bedroom, 1.5 bath home has had lots of renovations. Situated on a quiet court in Oromocto West just minutes from the base. Hardwood staircase, ceramic & hardwood floors throughout. Property is being sold `as is, where is.` Schedle `A` to accompany all offers.

Directions Oromocto West on Waasis Rd. to McFadzen Crt. on the right.

Type: Single Family	Heating: Electric, Baseboard	Exterior: Aluminum
Style: 2 Storey	Garage Type:	Driveway: Double, Gravel
Title to Land: Power of Sale	Water: Municipal	Foundation: Concrete, Wood, Walkout
Property Size: Under 0.5 Acres	Sewer: Municipal	Features: Deck/Patio, Air Exchanger, Above-Ground Pool
Land Features: Landscaped, Fenced	Services: Electricity, Telephone, Cable, High Speed Internet	Roof: Asphalt Shingle
Access: Year Round Road Access	Rental Equipm.: Water Heater	Flooring: Wood, Ceramic

Inclusions

Exclusions

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

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	17X13	2ND FLOOR	BEDROOM	12X12
MAIN FLOOR	KITCHEN	17X13	2ND FLOOR	BATH (# pieces 1-6)	11X6
MAIN FLOOR	DEN/OFFICE	10X8	2ND FLOOR	MASTER BEDROOM	13X13
MAIN FLOOR	BATH (# pieces 1-6)	9X6	2ND FLOOR	BEDROOM	12X12

Assessment: \$173400	Taxes: \$2324 (2011)	Improvements:
Condo Fee:	Mobile/Leased Land F:	
Listing Office: Exit Realty Advantage		: