



Price: <b>\$152,900</b>	MLS® #: <b>03510224</b>
Status: <b>Active</b>	
Legal Descr.:	
Address: <b>140 PEARL ST</b>	
City: <b>FREDERICTON, E3A 7S5</b>	
Side of Road:	District: <b>FRN</b>
Lot Size : <b>717 SQ. METERS</b>	Sub-Dist: <b>G2</b>
House Dimensions: <b>28` X24`</b>	Zoning:
Elem Schl:	Sec. School: <b>NA` SIS MIDDLE SCHOOL</b>
Possession: <b>NEG</b>	

**Overview** First time home buyers look no further!!! This one and a half storey, located off Hwy. 105 has seen many upgrades in the past years and is move-in ready. Main Level has an eat-in kitchen which features new countertops, backsplash, taps and sink. Off the kitchen is a bright living room, with a large picture window. A bonus room off the living area is great for a playroom or home office or could be easily converted to a fourth bedroom. The bathroom has been renovated and includes a soaker tub. There is also a bedroom on this level. The second floor features two large bedrooms. The master bedroom has his and her closets. This home features hardwood floors throughout, except in the kitchen and bath where you will find laminate and ceramic tile, all new interior doors, and light fixtures have been replaced. A baby barn was added in 2008, and a new pressure treated deck was built in 2009. There is also a glassed in sun porch. Oil tank is 6 years old.

**Directions** To Clements Drive, Pearl St. is the first left after the Irving.

Type: <b>Single Family</b>	Heating: <b>Oil, Forced Air</b>	Exterior: <b>Vinyl</b>
Style: <b>1.5 Storey</b>	Garage Type:	Driveway: <b>Gravel, Single</b>
Title to Land: <b>Freehold</b>	Water: <b>Municipal</b>	Foundation: <b>Block, Undeveloped</b>
Property Size: <b>Under 0.5 Acres</b>	Sewer: <b>Municipal</b>	Features: <b>Deck/Patio, Satellite Dish</b>
Land Features: <b>Cleared, Landscaped, Level</b>	Services: <b>Electricity, Telephone, Cable, City Bus Service, High Speed Internet</b>	Roof: <b>Asphalt Shingle</b>
Access: <b>Year Round Road Access</b>	Rental Equipm.: <b>None</b>	Flooring: <b>Wood, Ceramic, Laminate</b>

**Inclusions**

**Exclusions**

Bedrooms: <b>2+2</b>	Sign: <b>Yes</b>	Garage : <b>No</b>	Gar.Details:
Bathrooms: <b>1 \</b>	Lockbox: <b>Yes</b>	Water Access:	Water:
Rental Income:	Road:	Building Colour: <b>WHITE</b>	
Building Age: <b>51</b>	On Land Titles: <b>YES</b>		

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	13` 7X13` 9	MAIN FLOOR	BATH (# pieces 1-6)	6` 8X7
MAIN FLOOR	SUN PORCH	4` 8X20`	MAIN FLOOR	BEDROOM	11` 6X11` 6
MAIN FLOOR	BEDROOM	8` 1X11` 3	2ND FLOOR	BEDROOM	11` 7X17` 6
MAIN FLOOR	LIVING ROOM	11` 9X11` 9	2ND FLOOR	MASTER BEDROOM	11` 4X17` 6

Assessment: <b>\$102700</b>	Taxes: <b>\$1479 (2011)</b>	Improvements:
Condo Fee:	Mobile/Leased Land F:	
Listing Office: <b>Exit Realty Advantage</b>	:	