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| Price: \$284,900 | MLS? #: 05227160 |
| Status: Active | |
| Legal Descr.: Address: 146 ROLLINGHILL DR City: FREDERICTON, E3A 9V5 | |
| Side of Road: Lot Size : 5076 SQ. METERS | District: FRN Sub-Dist: H2 |
| House Dimensions: 30`X44` Elem Schl: BARKERS POINT | Zoning: Sec. School: DEVON MIDDLE |
| Possession: NEG | |

Overview Very well kept home on over an acre in popular Pepper Creek. Home features 3 bedrooms, open concept kitchen, living room & dining room. Patio doors leading to a beautiful private backyard. Ceramic in kitchen, bathroom & entry, hardwood in living room, dining room, and hall. Lower level offers a family room with a propane fireplace, bath/laundry, access to garage and potential for a 4th bedroom. Very nicely landscaped with new front deck, steps, paved driveway, a single and 1.5 detached garage insulated and OSB board, also ductless air conditioning for our hot summer days. Equalized power is \$212.00. Home is just minutes away from the N.B. Federation of Snowmobile Clubs trail system.

Directions Richibucto Rd., turn right on Rollinghill just past the pub.

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| Type: Single Family Style: Split Entry Title to Land: Freehold Property Size: 1.0 -2.99 Acres Land Features: Landscaped, Level Access: Year Round Road Access | Heating: Electric, Propane, Baseboard Garage Type: Attached, Detached, 1.5 Water: Well Sewer: Septic Services: Electricity, Telephone, Cable, High Speed Internet Rental Equipm.: Water Heater, Propane Tank | Exterior: Vinyl Driveway: Double, Paved Foundation: Concrete, Fully Developed Features: Deck/Patio, Air Exchanger, Fireplace(s) Roof: Asphalt Shingle Flooring: Carpet, Cushion, Wood, Ceramic |
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Inclusions Fridge, stove, washer, dryer, range hood, microwave, dishwasher, 3 garage doors & remotes, 10x12 storage shed, awning.

Exclusions Fridge in garage, Rubbermaid cabinets in garage, bridge in backyard, flag pole, electric lift in garage, tire rack (steel.)

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| Bedrooms: 3 | Sign: Yes ? | Garage : Yes Gar.Details: |
| Bathrooms: 2 \ | Lockbox: Yes SPIS: Yes | Water Access: Water: |
| Rental Income: | Road: ? ? | Building Colour: RED ? ? |
| Building Age: 10 | On Land Titles: YES ? ? | |

| Floor | Room | Size | Floor | Room | Size |
|------------|----------------|-----------|-------------|---------------------|-----------|
| MAIN FLOOR | LIVING ROOM | 13X19 | MAIN FLOOR | BATH (# pieces 1-6) | 12`4X7 |
| MAIN FLOOR | KITCHEN | 12`6X11`6 | LOWER LEVEL | FAMILY ROOM | 14`2X19`4 |
| MAIN FLOOR | MASTER BEDROOM | 12`9X12`6 | LOWER LEVEL | BATH (# pieces 1-6) | 8`11X9`3 |
| MAIN FLOOR | BEDROOM | 9`3X14 | LOWER LEVEL | OTHER | 13X12 |
| MAIN FLOOR | BEDROOM | 10`4X10`4 | LOWER LEVEL | STORAGE | 5`3X9`9 |

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|--|-----------------------------|---------------|
| Assessment: \$220600 | Taxes: \$2007?(2011) | Improvements: |
| Condo Fee: | Mobile/Leased Land F: | |
| Listing Office: Exit Realty Advantage | | : |