



Price: <b>\$179,900</b>	MLS? #: <b>06008543</b>
Status: <b>Active</b>	
Legal Descr.: Address: <b>36 BURNS ST</b> City: <b>FREDERICTON, E3B 4C8</b>	
Side of Road: Lot Size : <b>411.33 AS PER SNB</b>	District: <b>FRN</b> Sub-Dist: <b>G1</b> Zoning: Sec. School: <b>NASIS MIDDLE</b>
House Dimensions: <b>36X24</b> Elem Schl:	
Possession: <b>IMMEDIATE</b>	

**Overview** Welcome to 36 Burns St. in North Brook subdivision just off of Brookside Dr. Beautiful 3 bedroom, 1.5 bath with garage. Entering into a spacious foyer with coat closet & half bath. Open concept kitchen/dining & living room. Plenty of kitchen cabinets, pantry, and an island. Patio doors leading to backyard. Upper level features 3 bedrooms, master bedroom with a walk-in closet, all with high end laminate floors. Large bath with double vanity sink, separate shower, and a jacuzzi whirlpool tub.

**Directions** Off of Brookside Drive.

Type: <b>Single Family</b>	Heating: <b>Electric, Baseboard</b>	Exterior: <b>Vinyl</b>
Style: <b>Semi Detached</b>	Garage Type: <b>Attached, Single</b>	Driveway:
Title to Land: <b>Freehold</b>	Water: <b>Municipal</b>	Foundation: <b>Concrete, Slab</b>
Property Size: <b>Under 0.5 Acres</b>	Sewer: <b>Municipal</b>	Features: <b>Deck/Patio, Air Exchanger</b>
Land Features: <b>Landscaped, Level</b>	Services: <b>Electricity, Cable, City Bus Service, High Speed Internet</b>	Roof: <b>Asphalt Shingle</b>
Access:	Rental Equipm.: <b>Water Heater</b>	Flooring: <b>Wood, Ceramic</b>

**Inclusions**  
**Exclusions**

Bedrooms: <b>3</b>	Sign: <b>Yes</b> ?	Garage : <b>Yes</b> Gar.Details: <b>12X19</b>
Bathrooms: <b>2 \</b>	Lockbox: <b>Yes</b> SPIS: <b>Yes</b>	Water Access: Water:
Rental Income:	Road:	
Building Age:	On Land Titles: <b>YES</b> ? ?	

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	12X12	2ND FLOOR	MASTER BEDROOM	12X14'2
MAIN FLOOR	DINING ROOM	12X8	2ND FLOOR	BEDROOM	12X12
MAIN FLOOR	LIVING ROOM	17X12	2ND FLOOR	BEDROOM	12X12
MAIN FLOOR	BATH (# pieces 1-6)	3'7X7'8	2ND FLOOR	BATH (# pieces 1-6)	8X12
MAIN FLOOR	FOYER	9'5X11'2	2ND FLOOR	LAUNDRY	?

Assessment: <b>\$159700</b>	Taxes: <b>\$2226?(2011)</b>	Improvements:
Condo Fee:	Mobile/Leased Land F:	
Listing Office: <b>Exit Realty Advantage</b>	:	