



Price: \$229,900	MLS® 0072718
Status: Active	#: 1
Legal Descr.:	
Address: 70 MERRITHEW AVE	
City: FREDERICTON, E3A 7S6	
Side of Road:	
Lot Size : 4146 SQ M	District: FRN
House Dimensions: 40X26 + 8X20	Sub-Dist: G2
Elem Schl:	Zoning:
	Sec. School:
Possession:	

Overview Waterfront 1 acre+ city serviced lot. 153` frontage. This 2 bedroom bungalow sits on the banks of the St. John River. very large living room with beautiful hardwood floors with a fantastic view of the water. Double attached garage with paved driveway. Lower level has potential for a rental unit, walk out basement. You can put your boat in the river right in your backyard. Property is being sold `as is, where is`.

Directions Clements Dr to Grasse Circle to Merrithew, sign up

Type: Single Family	Heating: Electric, Oil, Baseboard, Forced Air	Exterior: Masonite/Colour Lock
Style: Bungalow	Garage Type: Attached, Double	Driveway: Double, Paved
Title to Land: Estate Sale	Water: Municipal	Foundation: Block, Walkout
Property Size: 1.0 -2.99 Acres	Sewer: Municipal	Features:
Land Features: Landscaped, Level	Services: Electricity, Telephone, Cable, City Bus Service	Roof: Asphalt Shingle
Access: Water Frontage, Right of Way	Rental Equipm.: None	Flooring: Carpet, Cushion, Wood

Inclusions Shed

Exclusions

Bedrooms: 2	Sign: Yes	Garage : Yes Gar.Details: 24X24
Bathrooms: 1 \	Lockbox: Yes SPIS: No	Water Access: Water:
Rental Income:	Road:	
Building Age:	On Land Titles: NO	

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	20X16`6	MAIN FLOOR	DINING ROOM	7`5X11`8
MAIN FLOOR	KITCHEN	11`8X8`6	MAIN FLOOR	BATH (# pieces 1-6)	8`6X4`10
MAIN FLOOR	MASTER BEDROOM	16X24	MAIN FLOOR	BEDROOM	10X12`4

Assessment: **\$159600** Taxes: **\$2299 (2011)** Improvements:

Condo Fee: Mobile/Leased Land F:

Listing Office: **Exit Realty Advantage** :