



Price: \$98,500	MLS® #: 02713031
Status: Active	
Legal Descr.:	
Address: 7225 ROUTE 8	
City: NEW BANDON, E9C 2B7	
Side of Road:	District: FRO
Lot Size : 4400 SQ. METERS	Sub-Dist: J4
House Dimensions: 57` X29`	Zoning:
Elem Schl: UMES	Sec. School: CNBA
Possession: NEG	

Overview Beautiful back split home situated on just over 1 acre. Enter into sunroom which leads to the spacious eat in kitchen, 3 bedrooms, 1 1/2 bathrooms, family room, living room with cathedral ceilings and a beautiful fireplace which is made from stone imported from California. Property has a double garage and wood shed. Septic was also replaced in the spring of 2005. This home is located on route 8 in New Bandon and is within walking distance of the new high school Central New Brunswick Academy. A great place to raise your family!! High speed, wireless, internet is available in this area.

Directions Take #8 Highway to New Bandon, house #7225.

Type: Single Family	Heating: Electric, Wood	Exterior: Wood
Style: Back Split	Garage Type: Detached, Double	Driveway: Double, Gravel
Title to Land: Freehold	Water: Drilled	Foundation: Fully Developed
Property Size: 1.0 -2.99 Acres	Sewer: Septic	Features: Alarm System, Woodstove(s), Satellite Dish
Land Features: Landscaped	Services: Electricity, Telephone, High Speed Internet	Roof: Asphalt Shingle
Access: Year Round Road Access	Rental Equipm.: Water Heater, Satellite Dish Receiver	Flooring: Carpet, Cushion, Tile, Wood, Laminate

Inclusions Wall oven, dishwasher, countertop stove, microwave, washer & dryer, woodstove - furniture negotiable.

Exclusions

Bedrooms: 3	Sign: Yes	Garage : Yes	Gar.Details: 24` X36`
Bathrooms: 1 \ 1	Lockbox: No SPIS: No	Water Access: No	Water:
Rental Income: NO	Road:	Building Colour: BLUE/WHITE	
Building Age: 25	On Land Titles: NO		

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	SUN PORCH	9` 10X15`	2ND FLOOR	BEDROOM	13` 8X10` 4
MAIN FLOOR	LIVING ROOM	24` X12` 8	LOWER LEVEL	LAUNDRY	12` 8X7` 11
MAIN FLOOR	BATH (# pieces 1-6)	10` 1X8` 4	LOWER LEVEL	BATH (# pieces 1-6)	6` 9X6` 7
2ND FLOOR	MASTER BEDROOM	14` X11` 2	LOWER LEVEL	FAMILY ROOM	26` 6X12` 6
2ND FLOOR	BEDROOM	10` 1X10`			

Assessment: **\$66200** Taxes: **\$733 (2010)** Improvements:

Condo Fee: Mobile/Leased Land F:

Listing Office: **Exit Realty Advantage** :