



Price: <b>\$149,900</b>	MLS® #: <b>00538079</b>
Status: <b>Active</b>	
Legal Descr.:	
Address: <b>85 BATES ST</b>	
City: <b>FREDERICTON, E3A 5B7</b>	
Side of Road:	District: <b>FRN</b>
Lot Size : <b>576 SQ. METERS</b>	Sub-Dist: <b>G1</b>
House Dimensions: <b>44' X 30'</b>	Zoning:
Elem Schl: <b>ROYAL RD.</b>	Sec. School: <b>NASIS MIDDLE</b>
Possession: <b>IMMEDIATE</b>	

**Overview** Mortgage helper!! Main level has 3 large bedrooms all with double closets. Sunken living room with laminate flooring. Lower level has a 2 bedroom apartment, very spacious, large bedrooms with double closets, 2 laundry rooms. Separate entrance, 2 separate meters, windows, siding, electrical panels and shingles have all been upgraded. Schedule A must accompany all offers, please allow 72 hour irrevocable time. Taxes are non owner occupied.

**Directions** Royal Rd. to Maxwell, left on Dykeman, right onto Bates.

Type: <b>Single Family</b>	Heating: <b>Electric, Baseboard</b>	Exterior: <b>Vinyl</b>
Style: <b>Bungalow</b>	Garage Type:	Driveway: <b>Gravel, Single</b>
Title to Land: <b>Power of Sale</b>	Water: <b>Municipal</b>	Foundation: <b>Concrete, Fully Developed</b>
Property Size: <b>Under 0.5 Acres</b>	Sewer: <b>Municipal</b>	Features: <b>Deck/Patio</b>
Land Features:	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>Water Heater</b>	Flooring: <b>Carpet, Cushion, Tile, Laminate</b>
Documents:		

**Inclusions**  
**Exclusions**

Bedrooms: <b>5</b>	Sign: <b>Yes</b>	Garage : <b>No</b>	Gar.Details:
Bathrooms: <b>2 \</b>	Lockbox: <b>Yes</b> SPIS: <b>No</b>	Water Access:	Water:
Rental Income:	Road:	Building Colour: <b>TAUPE</b>	
Building Age: <b>35</b>	On Land Titles: <b>YES</b>		

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	10X17	LOWER LEVEL	KITCHEN	12X13`2
MAIN FLOOR	BATH (# pieces 1-6)	11X5`7	LOWER LEVEL	BATH (# pieces 1-6)	7`3X5`7
MAIN FLOOR	LIVING ROOM	11X15`11	LOWER LEVEL	BEDROOM	12X10`8
MAIN FLOOR	BEDROOM	10`11X11`3	LOWER LEVEL	BEDROOM	10`9X13`5
MAIN FLOOR	BEDROOM	12`6X9`1	LOWER LEVEL	LIVING ROOM	11`3X15`3
MAIN FLOOR	MASTER BEDROOM	12`6X11`3			

Assessment: <b>\$150400</b>	Taxes: <b>\$4431 (2011)</b>	Improvements:
Condo Fee:	Mobile/Leased Land F:	
Listing Office: <b>Exit Realty Advantage</b>	:	