



Price: **\$179,900**  
 Status: **Active** MLS® #: **00536467**

Legal Descr.:  
 Address: **85 DICKSON ST**  
 City: **FREDERICTON, E3A 4Y8**

Side of Road:  
 Lot Size : **1221 SQ. METERS** District: **FRN**  
Sub-Dist: **G1**  
 House Dimensions: **24X40** Zoning:  
Sec. School:  
 Elem Schl:

Possession: **NEG**

**Overview** Attention first time home buyers! This 3 bedroom bungalow is in move in condition. Entering into a bright sunroom that welcomes to an extra large fenced in yard with an above ground pool. Kitchen features ceramic tile, 3 pantries, island & oak cabinets. Dining room, living room, and hall have hardwood floors. Two bedrooms on main level with laminate floors. Lower level features family room, master bedroom with a walk-in closet, bathroom, and laundry. Upgrades include shingles, some windows, deck, fence & patio door.

**Directions** Royal Rd., turn right onto Barton Cres., first left to Dickson.

Type: <b>Single Family</b>	Heating: <b>Electric, Oil, Wood, Baseboard</b>	Exterior: <b>Vinyl</b>
Style: <b>Bungalow</b>	Garage Type:	Driveway: <b>Gravel, Single</b>
Title to Land: <b>Freehold</b>	Water: <b>Municipal</b>	Foundation: <b>Concrete, Full</b>
Property Size: <b>0.5 -0.99 Acres</b>	Sewer: <b>Municipal</b>	Features: <b>Deck/Patio, Whirlpool Tub, Above-Ground Pool, Woodstove(s)</b>
Land Features: <b>Landscaped, Level</b>	Services: <b>Electricity, Telephone, Cable, City Bus Service, High Speed Internet</b>	Roof: <b>Asphalt Shingle</b>
Access:	Rental Equipm.: <b>Water Heater</b>	Flooring: <b>Wood, Ceramic, Laminate</b>

**Inclusions** Window coverings, light fixtures, built-in dishwasher, 2 sheds, pool 27`.

**Exclusions**

Bedrooms: <b>2+1</b>	Sign: <b>Yes</b>	Garage : <b>No</b>	Gar.Details:
Bathrooms: <b>2 \</b>	Lockbox: <b>Yes</b> SPIS: <b>Yes</b>	Water Access:	Water:
Rental Income:	Road:	Building Colour: <b>WHITE</b>	
Building Age:	On Land Titles: <b>YES</b>		

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	KITCHEN	15` 8X11` 6	MAIN FLOOR	LIVING ROOM	15` 10X11` 8
MAIN FLOOR	SUN PORCH	22` 5X5` 9	LOWER LEVEL	MASTER BEDROOM	14` 3X10` 9
MAIN FLOOR	DINING ROOM	11` 7X11` 8	LOWER LEVEL	BATH (# pieces 1-6)	9` 7X4` 8
MAIN FLOOR	BEDROOM	11` 5X11` 2	MAIN FLOOR	BATH (# pieces 1-6)	8` X7` 10
MAIN FLOOR	BEDROOM	10` 11X7` 11	LOWER LEVEL	STORAGE	10` 8X5` 6

Assessment: **\$146400** Taxes: **\$2080 (2011)** Improvements:

Condo Fee: Mobile/Leased Land F:

Listing Office: **Exit Realty Advantage** :