

Welcome Home



— 37 DAVIS STREET

Listed With:

Represented By:



syroidgroup

ROYAL LEPAGE *Atlantic*
GO BEYOND



About

37 DAVIS STREET FREDERICTON , NB

List Price: \$340,000
MLS#NB093653

***Only 6 years old!**

- Ideal Closing Date: Negotiable (longer preferred)
- 2023 Assessment: \$221,600
- 2023 Taxes: \$3,009.33
- Schools: Barkers Point Elementary School (K-5), Devon Middle School (6-8), Leo Hayes High School (9-12)
- Inclusions: Stackable washer/dryer
- Key Features: Five large bedrooms. Walking distance to food & drink. Only 6 years old and very modern. One-level living with laundry on main floor. Fully finished lower level. Low maintenance yard with a huge double paved driveway.



Residential - Single Family

List Price: **\$340,000**
 PID #: **01559939**
 PAN#: **00545937**
 Title: **Freehold**
 Address: **37 Davis St**
 Municipality: **Fredericton, E3A 3W2**
 Region: **Fredericton**
 County: **Sunbury**
 Lot Size: **574 Sq Meters**
 Side of Road:

MLS® #: **NB093653**
 Status: **Active**
 Year Built/Desc: **2018**
 Land Titles: **Yes**
 District: **Other**
 Sub-District: **Devon/Marysville/Ba Point**

Sale/Lease: **For Sale Only**
 Abv Grade SQFTG: **1,092**
 Garage: **No**
 Occupancy: **Owner**
 Schools: **Barkers Point Elementary School (K-5), Devon Middle School (6-8), Leo Hayes High School (9-12)**
 List Date: **06-Nov-2023**
 Days On Market: **36**
 Total Finish SQFTG: **2,184**
 Zoning: **R2**
 Possession:
 CDOM: **36**

Public: Tucked away on a peaceful mature street sits this unexpected gem. You'll feel like you're heading to cottage country as you pull up to the oversized double wide driveway. Only 6 years old & much larger than it looks, this modern bungalow is anything but average! 5 (yes FIVE!) large bedrooms, 2 full baths, an open concept great room with eat-in kitchen, TWO distinctly separate living spaces & more! Enter to the gorgeous hex ceramic tile foyer. Vaulted ceilings adds an element of grandeur to the comfortable main floor living space, and you'll be struck by the huge windows & gorgeous maple hardwood throughout. Main bath has beautiful finishes and offers stackable laundry, ideally located on the main level for those seeking single level living. Principle bedroom is large enough for a king bed with walk-in closet and full ensuite bath, and the two additional bedrooms are ample sized as well. The lower level is completely finished with massive family room, 2 more bdrms (both egress), finished storage and utility rooms. Situated in the heart of Barker's Point close to the St Mary's Supermarket, schools, parks and the city's beloved walking trail system! Walking distance to Cannons Cross pub, Picaroons Roundhouse, and you can reach either end of the city or even downtown in a matter of 15 minutes by bike. If you've been looking for a first time or even "next step" home, you'd be hard pressed to find a similar size and age at this price point! Your hidden gem awaits!

Directions:

Type: **Single Family**
 Style: **Bungalow**
 Flooring: **Carpet, Ceramic, Wood**
 Interior Features:
 Water/Plumbing: **Municipal**
 Heating/Mechanical: **Baseboard, Electric**
 Driveway: **Gravel, Width - Double**
 Access: **Year Round Municipal Road**
 Rental Equipment: **Water Heater**

Exterior: **Vinyl**
 Fndtn/Bsmnt: **Concrete, Fully Finished**
 Exterior Features:
 Roof: **Asphalt Shingle**
 Sewer: **Municipal**
 Services: **200 AMP**
 Garage Type:
 Garage Details:
 Land Use:

Inclusions: **Stackable Washer/Dryer**
 Exclusions: **All other Appliances**

Bedrooms: **3 \ 2**

Bathrooms: **2 \ 0**

Road:
Survey:

PCDS:
Sign:

Documents: **Property Disclosure Cond Stmt, Other Documents**

Floor	Room	Size	Floor	Room	Size
Main Floor	Kitchen	14' 4" x 11' 0"	Main Floor	Living Room	14' 1" x 11' 8"
Main Floor	Foyer	4' 11" x 9' 7"	Main Floor	Bath (pieces 1-6)	7' 11" x 9' 4"
Main Floor	Bedroom	8' 9" x 10' 6"	Main Floor	Bedroom	9' 2" x 10' 7"
Main Floor	Primary Bedroom	11' 11" x 12' 10"	Main Floor	Ensuite Bath (pieces 1-6)	7' 1" x 5' 2"
Basement/Lower Level	Family Room	30' 9" x 12' 2"	Basement/Lower Level	Bedroom	10' 7" x 11' 11"
Basement/Lower Level	Bedroom	13' 5" x 10' 9"	Basement/Lower Level	Utility	8' 11" x 8' 2"
Basement/Lower Level	Storage	10' 7" x 9' 5"			

Assessment: **221,600**

Taxes: **3009.33 (2023)**

Listing Company: **Royal LePage Atlantic**

12, Dec, 2023

Compliments of: **KAREN SYROID -Royal LePage Atlantic**
 Royal LePage Atlantic
 Phone: (506) 260-1880
 Email: karensyroid@royallepage.ca

The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification. The agents, managers and salespeople of The Real Estate Board of Fredericton Area assume no responsibility for its accuracy.



RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

Approved by The New Brunswick Real Estate Association for use by members under
An Act to Incorporate The New Brunswick Real Estate Association



Property designated as civic address: 37 Davis Street, Fredericton, NB E3A 3W2

Seller: Khuong Nguyen

Buyer: _____

☒ This Property Disclosure Statement is being made by the Seller in his/her capacity as the owner of the property, who has owned the property for approximately 4 years; **OR**

☒ This Property Disclosure Statement is being made by the Seller in his/her capacity as the legal representative of the owner of the property.

The Seller is responsible for the accuracy of the answers on this disclosure statement and if uncertain should reply "Do Not Know".

The information contained in this Property Disclosure Statement has been provided by the Seller of the property. **As part of the Buyer's due diligence, it is strongly advised that the property be inspected by a reliable third party to verify the information below.**

The information contained in this disclosure statement has been provided to the best of the Seller's knowledge.

1. WATER SUPPLY		YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Source (check all that apply): ☒ Municipal ☐ Drilled Well ☐ Dug Well ☐ Community ☐ Shared well ☐ Other: _____ ☐ None				? ☐	N/A ☒
B. i) Are there any problems with water quality?		Y ☐	N ☒	? ☐	N/A ☐
ii) Are there any problems with water quantity?		Y ☐	N ☒	? ☐	N/A ☐
iii) Are there any problems with water taste or smell?		Y ☐	N ☒	? ☐	N/A ☐
iv) Are there any problems with water pressure?		Y ☐	N ☒	? ☐	N/A ☐
v) Date of last water test: _____				? ☒	N/A ☐
If you answered YES for i-iv, please detail: <u>N/A</u>					
C. Is there a water conditioner or treatment system attached to the water supply?		Y ☐	N ☐	? ☒	N/A ☐
Type of System: <u>N/A</u> Date installed: _____					
D. Is there a well certificate available? (If YES, written supporting documentation will be provided to the Buyer).		Y ☐	N ☐	? ☒	N/A ☐
2. SEWAGE DISPOSAL					
A. Type (check all that apply): ☒ Municipal ☐ Septic ☐ Sewer (Other): _____					
If Septic, Material _____ Date last pumped : _____ Capacity: _____					
B. i) Are there any problems with the existing septic/sewer system?		Y ☐	N ☒	? ☐	N/A ☐
ii) Have any repairs or upgrades been carried out to the septic/sewer system since you owned the property?		Y ☐	N ☒	? ☐	N/A ☐
iii) Is there a septic system certificate? (If YES, written supporting documentation will be provided to the Buyer).		Y ☐	N ☐	? ☒	N/A ☐
3. ELECTRICAL SYSTEM					
A. Type of Wiring (check all that apply): ☒ Copper ☐ Aluminum ☐ Knob & Tube ☐ Other: _____				? ☐	N/A ☐
B. Electrical Panel: ☒ Breakers ☐ Fuses ☐ Both				? ☐	N/A ☐
C. What is the amperage of the system: _____				? ☒	N/A ☐
D. Are there any problems with the electrical system?		Y ☐	N ☒	? ☐	N/A ☐

Acknowledgement of completion of Page 1

Seller's Initials

KN
11/02/23
2:33 PM ADT
dotloop verified

Buyer's Initials _____ / _____

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Form 500

Revised: June 2018

3. ELECTRICAL SYSTEM continued		YES	NO	DO NOT KNOW	DOES NOT APPLY
E. Have any repairs or upgrades been carried out to the electrical system since you owned the property?		Y ☐	N ☒	? ☐	N/A ☐
If YES, details: _____					

4. PLUMBING SYSTEM					
A. Type (check all that apply): ☒ Copper ☐ Cast Iron ☐ Lead ☐ PVC ☐ Plastic ☐ None				? ☐	N/A ☐
B. Are there any problems with the plumbing system?		Y ☐	N ☒	? ☐	N/A ☐
C. Have any repairs or upgrades been done to the plumbing system since you have owned the property?		Y ☐	N ☒	? ☐	N/A ☐
If YES, details: _____					

5. HEATING SYSTEM					
A. Type of Heating (check all that apply): ☐ Oil ☐ Propane ☐ Natural Gas ☒ Electric ☐ Wood ☐ Solar ☐ Geothermal ☐ None				? ☐	N/A ☐
B. Type of Heating System (check all that apply): ☐ Forced Air Furnace ☒ Baseboard ☐ Radiant ☐ Heat Pump ☐ Hot Water ☐ Stove				? ☐	N/A ☐
i) If oil, what is the age of the tank (in years)? _____ ☐ Inside ☐ Outside				? ☐	N/A ☒
ii) Have there been any fuel leaks from the lines or tank?		Y ☐	N ☐	? ☐	N/A ☐
C. Are there any problems with the heating system?		Y ☐	N ☒	? ☐	N/A ☐
D. Have any repairs or upgrades been carried out to the heating system since you owned the property?		Y ☐	N ☒	? ☐	N/A ☐
E. Are the following in good working order? Please indicate the date of the last known inspection:					
Wood/Pellet/Propane Stove	Inspection date: _____ Inspector: _____	Y ☐	N ☐	? ☐	N/A ☒
Fireplace	Inspection date: _____ Inspector: _____	Y ☐	N ☐	? ☐	N/A ☒
Fireplace Insert	Inspection date: _____ Inspector: _____	Y ☐	N ☐	? ☐	N/A ☒
Chimney	Inspection date: _____ Inspector: _____	Y ☐	N ☐	? ☐	N/A ☒
Furnace	Inspection date: _____ Inspector: _____	Y ☒	N ☐	? ☐	N/A ☐

6. STRUCTURAL					
A. Are there any structural problems, damage, or leakage in the foundation?		Y ☐	N ☒	? ☐	N/A ☐
i) Have there been any repairs to the foundation since you have owned the property?		Y ☐	N ☒	? ☐	N/A ☐
B. Are there any structural problems, damage, leakage, or dampness with the walls, roof or roof covering?		Y ☐	N ☒	? ☐	
i) Have there been repairs to the roof or walls since you have owned the property? Age of roof covering: _____		Y ☐	N ☒	? ☐	
C. Are the exterior walls insulated? Type: _____		Y ☒	N ☐	? ☐	
D. Is the attic insulated? Type: _____		Y ☒	N ☐	? ☐	
E. Are the basement walls insulated? Type: _____		Y ☒	N ☐	? ☐	N/A ☐

7. MECHANICAL (For example: mechanical ventilation, air conditioning, central vacuum, swimming pool, etc.)					
A. Are there any problems with the mechanical systems or units?		Y ☐	N ☒	? ☐	N/A ☐
If YES, details: _____					
B. Is any equipment leased or rented?		Y ☐	N ☐	? ☒	N/A ☐
If YES, please indicate equipment and terms: _____					

8. ZONING AND PERMITS					
A. Does property usage conform with municipal bylaws and regulations including the existing zoning?		Y ☒	N ☐	? ☐	N/A ☐
B. Does the property conform to the current zoning requirements?		Y ☒	N ☐	? ☐	N/A ☐
i. If NO, is the non-conforming use approved under municipal zoning regulations?		Y ☐	N ☐	? ☐	N/A ☒

Property designated as civic address: 37 Davis Street, Fredericton, NB E3A 3W2

8. ZONING AND PERMITS continued	YES	NO	DO NOT KNOW	DOES NOT APPLY
C. Have all necessary and/or appropriate permits been issued for improvements on the property?	Y ☒	N ☐	? ☐	N/A ☐
D. Have all necessary improvements been inspected and signed off on by an authorized Federal, Provincial or Municipal inspector?	Y ☐	N ☐	? ☐	N/A ☒
E. Has the property received any heritage property designations?	Y ☐	N ☐	? ☐	N/A ☒

9. ENVIRONMENTAL (If YES, written supporting documentation will be provided to the Buyer).				
A. Has the property been tested for radon gas levels?	Y ☐	N ☐	? ☒	N/A ☐
☐ Home owner tested ☐ C-NRPP Professional Inspector tested ☐ Long term test ☐ Short term test				
1. Length of test: _____ start date _____ end date _____				
2. If YES, what was the Becquerel level? _____				
3. If YES, has remediation actions been taken? By Whom? _____	Y ☐	N ☐	? ☐	N/A ☒
B. Are there any known or suspected environmental concerns on this property or in this immediate area?	Y ☐	N ☒	? ☐	N/A ☐
C. Is the property subject to any environmental restrictions (i.e. waterfront setbacks, designated wetlands, wellfield protection zone, municipal watershed, etc.) either from Federal, Provincial and/or Municipal authority?	Y ☐	N ☒	? ☐	N/A ☐
D. Are there any fuel storage tanks, asbestos, or lead on the property? If YES, details: _____	Y ☐	N ☒	? ☐	N/A ☐
i) Has there ever been any fuel storage tanks located on the property? If YES, details: _____	Y ☐	N ☒	? ☐	N/A ☐
Date of removal: _____ Removed by: _____				

10. GENERAL				
A. Are you aware of any restrictions with the property such as, but not limited to: Restrictive Covenants, Easements and Rights-of-Way, Shared Wells, Driveway Agreements, Encroachments on or by adjoining properties?	Y ☐	N ☐	? ☒	N/A ☐
If YES, details: _____				
B. Is there, or has there been, any damage due to wind, fire, humidity, flooding, pests, rodents or insects?	Y ☐	N ☒	? ☐	N/A ☐
If YES, details: _____				
C. Is there or has there been evidence of any moisture and/or water in the structure?	Y ☒	N ☐	? ☐	N/A ☐
If YES, Details: _____				
D. Are there any mould/mildew problems in the property?	Y ☒	N ☐	? ☐	N/A ☐
If YES, details: _____				
E. Has this property ever been subject to flooding?	Y ☐	N ☒	? ☐	N/A ☐
If YES, Details: _____				

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	YES	NO	DO NOT KNOW	DOES NOT APPLY
F. Are there any warranties currently in force with the property?	Y ☐	N ☐	? ☒	N/A ☐
Are these warranties transferrable?	Y ☐	N ☒	? ☐	N/A ☐
If YES, details: _____				
G. Are you aware of any public projects or real estate developments planned for your neighbourhood?	Y ☐	N ☒	? ☐	N/A ☐
If YES, details: _____				
H. Has there ever been any insurance claims made against the property?	Y ☐	N ☒	? ☐	N/A ☐
If YES, details:				

11. ADDITIONAL COMMENTS (attach a schedule if needed):

The Seller confirms receipt of a copy of the Property Disclosure Statement and agrees that it may be given to prospective Buyer or Buyer's Agent. The Seller agrees to provide prospective Buyer or Buyer's Agent with a further disclosure of any changes in the condition of the property that have occurred since completion of this statement.

Dated at Fredericton, this 1st day of November, 2023

WITNESS

SELLER

*Khuong Nguyen*dotloop verified
11/02/23 2:33 PM ADT
SCCZ-200A-HYO9-PS2X

WITNESS

SELLER

Buyer acknowledges having received a copy of this Property Disclosure Statement.

Dated at _____, this _____ day of _____, 20____.

WITNESS

BUYER

WITNESS

BUYER

8.4 RESIDENTIAL ZONE TWO

R-2

8.4(1) PURPOSE

The R-2 Zone:

- accommodates residential *development* in the form of *single detached dwellings* which may contain a *basement apartment*.



8.4(2) USES

(a) Permitted Uses

- (1) *Basement Apartment*
- (2) *Child Care Centre - Small*
- (3) *Group Home - Limited*
- (4) *Home Occupation*
- (5) *Single Detached Dwelling*
- (6) *Keeping of Hens*

(b) Conditional Uses

- (1) *Child Care Centre - Medium*
- (2) *Group Home*
- (3) *Tourist Home*

Z-5.197

8.4(3) USE RULES

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7).

8.4(4) STANDARDS

(a) Lot Area (MIN)		
(i)	<i>Interior Lot:</i>	540 m ²
(ii)	<i>Corner Lot</i>	690 m ²
(b) Lot Frontage (MIN)		
(i)	<i>Interior Lot:</i>	18 metres
(ii)	<i>Corner Lot</i>	23 metres
(c) Lot Depth (MIN)		
(i)	30 metres	

(d) Lot Coverage (MAX)	
(i)	40 % of the <i>lot area</i> for the main residential <i>building</i>
(e) Building Height (MAX)	
(i)	9 metres
(f) Building Setbacks (MIN)	
(i)	From a <i>front property line</i> : 6 metres
(ii)	From a <i>side property line</i> : 1.8 metres, except:
(A)	where there is an attached <i>garage</i> or <i>carport</i> : 1.2 metres to the attached <i>garage</i> wall or <i>carport structure</i> AND 1.8 metres to any <i>habitable space</i> Z-5.59
(B)	where there is no attached <i>garage</i> or <i>carport</i> : 3.6 metres on the driveway side, AND 1.8 metres on the opposite side Z-5.16
(iii)	From a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> : 6 metres
(iv)	From a <i>rear property line</i> : 6 metres
(g) Landscaped Area	
(i)	In accordance with Section 4.2(2)
(h) Parking	
(i)	In accordance with Section 5