

Welcome Home



— 584 MACLAREN AVE

Listed With:

Represented By:



syroidgroup

ROYAL LEPAGE *Atlantic*
GO BEYOND



584 MACLAREN AVE FREDERICTON, NB

List Price: \$299,900
MLS®#NB097673

***Offers due Friday, April 12
at 12 Noon**

- Ideal Closing Date: Summer 2024
- 2024 Assessment: \$186,500
- 2024 Taxes: \$2,291.60
- NB Equalized Billing: \$217/month
- Schools: Gibson-Neill Memorial Elementary School (K-5), Devon Middle School (6-8), Leo Hayes High School (9-12)
- Inclusions: All appliances, shed baby barn, and pool.
- Key Features: Updated and modernized with new hardwood, laminate, and vinyl flooring. Zoned for new Cuffman Street Elementary school in September. Huge paved driveway and large sun-soaked backyard. Granny suite with egress window and home is zoned R2. Two ductless heat pumps. Just minutes to all amenities!



Residential - Single Family

List Price: **\$299,900**
PID #: **01423623**
PAN#: **00850976**
Title: **Freehold**
Address: **584 MacLaren Ave**
Municipality: **Fredericton, E3A 3K8**
Region: **Fredericton**
County: **York**
District: **Fredericton North**
Sub-District: **Devon/Marysville/Ba Point**
Lot Size: **780 Sq Meters**
Sale/Lease: **For Sale Only**
Abv Grade SQFTG: **867**
Garage: **No**
Occupancy: **Owner**
Total Finish SQFTG: **1,467**
Zoning: **No**
Possession: **Summer 2024**
Schools: **Devon Middle School (6-8), Gibson-Neill Memorial Elementary School (K-5), Leo Hayes High School (9-12)**
List Date: **09-Apr-2024**
Days On Market: **0**
CDOM: **0**

Public: **Prepare to be surprised, this one's so much more than meets the eye! Having been loved by 3 generations, this home has modernized & evolved over time to suit a growing family's needs. The outside is incredible; built for the entertainer with sun drenched fully fenced yard, hardscaped patio, above ground pool w/ bar seating, and freshly paved parking for a fleet of cars incl turnaround spot or 3rd vehicle parking. Enter into mudroom addition w/ built-in cubby storage, coat closet, bedroom (fits a Queen! Windows may not meet egress). The main home has been transformed w/ new ash hardwood floors, kitchen with wrap-around island seating & open concept living room. (Kitchen had a DW previously; hookups remain). Two additional bedrooms & full bath, and one room has an egress door which would make for an ideal home based business (zoned R2!) Down, the entire basement was raised with full concrete foundation poured. The sweetest granny suite w/ 4th bedroom incl egress window, 2nd full bath, living room & kitchenette. Shared laundry & bonus office nook hidden behind closet doors to keep the clutter at bay. Kids go to Gibson-Neill school currently but will be zoned for the brand new Cuffman Street Elementary in September. Mins to shopping, Saint Mary's Supermarket & Picaroons Roundhouse, walking trails, community outdoor pool, coffee shop and pharmacy. TWO ductless heat pumps & equal billing of an impressive \$217/mth. A find right in the heart of Fredericton North!**

Directions:

Type: **Single Family**
Style: **Bungalow, Bungalow-Raised**
Exterior: **Vinyl**
Fndtn/Bsmnt: **Block, Concrete, Fully Finished, Full**
Flooring: **Wood, Vinyl**
Exterior Features: **Eaves Troughing, Landscape Lighting, Patio**
Interior Features: **Asphalt Shingle**
Accessory Building: **Storage building, Storage Shed**
Land Features: **Fenced, Landscaped**
Water/Plumbing: **Municipal**
Sewer: **Municipal**
Heating/Mechanical: **Air - Ductless, Baseboard, Electric, Heat Pump - Ductless**
Services: **Bus Service, Electricity - Breakers, 200 AMP, Fire Hydrant, Garb Pick-Up, Internet -High Speed, Recycling Pick-Up**
Driveway: **Paved, Width - Triple**
Access: **Year Round Municipal Road**
Garage Type: **None**
Rental Equipment: **None**
Garage Details: **None**
Land Use: **None**
Inclusions: **downstairs fridge, baby barn, shed, pool Refrigerator, Stove, Washer, Dryer**
Bedrooms: **3 \ 1**
Bathrooms: **2 \ 0**
Rental Income: **Potential**
Waterfront Features: **Yes**
Survey: **Aerial Photos , Property Disclosure Cond Stmt**
Documents: **Aerial Photos , Property Disclosure Cond Stmt**

Floor	Room	Size	Floor	Room	Size
Main Floor	Living Room	11' 3" x 17' 6"	Main Floor	Kitchen	11' 3" x 6' 11"
Main Floor	Bedroom	12' 8" x 9' 5"	Main Floor	Bedroom	11' 3" x 8' "
Main Floor	Bedroom	9' 7" x 9' 10"	Basement/Lower Level	Living Room	10' 11" x 11' "
Basement/Lower Level	Kitchen	10' 7" x 6' "	Basement/Lower Level	Bedroom	8' 7" x 10' 2"
Basement/Lower Level	Bath (pieces 1-6)	6' 9" x 5' 3"	Basement/Lower Level	Laundry	3' 9" x 9' 1"

Assessment: **186,500**
Heating Cost/Year: **2,604**
Legal Description: **House & Lot**
Taxes: **2291.60 (2024)**
Additional PID#S:

Listing Company: **Royal LePage Atlantic**

09, Apr, 2024

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



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: 584 MacLaren Ave Fredericton NB E3A 3K8

Seller: Tiffany Stewart and Shane Stewart

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

A. Source (check all that apply): ☒ Municipal ☐ Drilled Well ☐ Dug Well ☐ Community ☐ Shared well
☐ Other: _____ ☐ None

B. i) Are there any problems with water quality?

ii) Are there any problems with water quantity?

iii) Are there any problems with water taste or smell?

iv) Are there any problems with water pressure?

v) Date of last water test: _____

If you answered YES for i-iv, please detail: _____

C. Is there a water conditioner or treatment system attached to the water supply?

Type of System: _____ Date installed: _____

D. Is there a well certificate available? (If YES, written supporting documentation will be provided to the Buyer).

YES	NO	DO NOT KNOW	DOES NOT APPLY
		?	N/A
Y	N	?	N/A
Y	N	?	N/A
Y	N	?	N/A
Y	N	?	N/A
		?	N/A

Y	N	?	N/A
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Y	N	?	N/A
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2. SEWAGE DISPOSAL

A. Type (check all that apply): ☒ Municipal ☐ Septic ☐ Sewer (Other): _____

If Septic, Material N/A Date last pumped: N/A Capacity: _____

B. i) Are there any problems with the existing septic/sewer system?

ii) Have any repairs or upgrades been carried out to the septic/sewer system since you owned the property?

iii) Is there a septic system certificate? (If YES, written supporting documentation will be provided to the Buyer).

Y	N	?	N/A
Y	N	?	N/A
Y	N	?	N/A

3. ELECTRICAL SYSTEM

A. Type of Wiring (check all that apply): ☒ Copper ☐ Aluminum ☐ Knob & Tube ☐ Other: _____

B. Electrical Panel: ☒ Breakers ☐ Fuses ☐ Both

C. What is the amperage of the system: 200 amp

D. Are there any problems with the electrical system?

		?	N/A
		?	N/A
		?	N/A
Y	N	?	N/A

Acknowledgement of completion of Page 1

Seller's Initials TS / SS Buyer's Initials _____ / _____

Page 1 of 4

Form 500 Revised: June 2018

CREA WEBForms July/2018

3. ELECTRICAL SYSTEM continued

YES	NO	DO NOT KNOW	DOES NOT APPLY
Y	<u>N</u>	?	N/A

E. Have any repairs or upgrades been carried out to the electrical system since you owned the property?

If YES, details: _____

4. PLUMBING SYSTEMA. Type (check all that apply): ☒ Copper ☐ Cast Iron ☐ Lead ☒ PVC ☐ Plastic ☐ None

B. Are there any problems with the plumbing system?

C. Have any repairs or upgrades been done to the plumbing system since you have owned the property?

If YES, details: Replaced toilets and bathtub

		?	N/A
Y	<u>N</u>	?	N/A
<u>Y</u>	N	?	N/A

5. HEATING SYSTEMA. Type of Heating (check all that apply): ☐ Oil ☐ Propane ☐ Natural Gas ☒ Electric ☐ Wood ☐ Solar ☐ Geothermal ☐ NoneB. Type of Heating System (check all that apply): ☐ Forced Air Furnace ☒ Baseboard ☐ Radiant ☒ Heat Pump ☐ Hot Water ☐ Stovei) If oil, what is the age of the tank (in years)? _____ ☐ Inside ☐ Outside

ii) Have there been any fuel leaks from the lines or tank?

C. Are there any problems with the heating system?

D. Have any repairs or upgrades been carried out to the heating system since you owned the property?

E. Are the following in good working order? Please indicate the date of the last known inspection:

Wood/Pellet/Propane Stove Inspection date: _____ Inspector: _____

Fireplace Inspection date: _____ Inspector: _____

Fireplace Insert Inspection date: _____ Inspector: _____

Chimney Inspection date: _____ Inspector: _____

Furnace Inspection date: _____ Inspector: _____

		?	<u>N/A</u>
Y	N	?	<u>N/A</u>
Y	<u>N</u>	?	N/A
<u>Y</u>	N	?	N/A

Y	N	?	<u>N/A</u>
Y	N	?	<u>N/A</u>
Y	N	?	<u>N/A</u>
Y	N	?	<u>N/A</u>
Y	N	?	<u>N/A</u>

6. STRUCTURAL

A. Are there any structural problems, damage, or leakage in the foundation?

i) Have there been any repairs to the foundation since you have owned the property?

B. Are there any structural problems, damage, leakage, or dampness with the walls, roof or roof covering?

i) Have there been repairs to the roof or walls since you have owned the property? Age of roof covering: 9 yrsC. Are the exterior walls insulated? Type: Foamboard and battingD. Is the attic insulated? Type: Blown inE. Are the basement walls insulated? Type: Foam boards and batting

Y	<u>N</u>	?	N/A
Y	<u>N</u>	?	N/A
Y	<u>N</u>	?	
Y	<u>N</u>	?	
<u>Y</u>	N	?	
<u>Y</u>	N	?	
<u>Y</u>	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?

If YES, details: _____

B. Is any equipment leased or rented?

If YES, please indicate equipment and terms: _____

Y	<u>N</u>	?	N/A
Y	<u>N</u>	?	N/A

8. ZONING AND PERMITS

A. Does property usage conform with municipal bylaws and regulations including the existing zoning?

B. Does the property conform to the current zoning requirements?

i. If NO, is the non-conforming use approved under municipal zoning regulations?

<u>Y</u>	N	?	N/A
<u>Y</u>	N	?	N/A
Y	N	?	<u>N/A</u>

Property designated as civic address: 584 Maclaren Ave Fredericton NB E3A 3K8

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/A

9. ENVIRONMENTAL (If YES, written supporting documentation will be provided to the Buyer).	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Has the property been tested for radon gas levels?	Y	☒	?	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/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/A
D. Are there any fuel storage tanks, asbestos, or lead on the property? If YES, details: _____	Y	☒	?	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	YES	NO	DO NOT KNOW	DOES NOT APPLY
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/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/A
If YES, details: _____				
C. Is there or has there been evidence of any moisture and/or water in the structure?	Y	☒	?	N/A
If YES, Details: _____				
D. Are there any mould/mildew problems in the property?	Y	☒	?	N/A
If YES, details: _____				
E. Has this property ever been subject to flooding?	Y	☒	?	N/A
If YES, Details: _____				

Property designated as civic address: 584 MacLaren Ave Fredericton NB E3A3K8

F. Are there any warranties currently in force with the property?

YES	NO	DO NOT KNOW	DOES NOT APPLY
☒	N	?	N/A
☒	N	?	N/A

Are these warranties transferrable?

If YES, details: Heat Pumps - 10 yrs parts & labour

G. Are you aware of any public projects or real estate developments planned for your neighbourhood?

Y	☒	?	N/A
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If YES, details: _____

H. Has there ever been any insurance claims made against the property?

Y	☒	?	N/A
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If YES, details: _____

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

50. Installed Heat Pumps Sept. 2021 - BG Services Inc.

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 NB, this 8 day of April, 2024.

WITNESS

SELLER

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

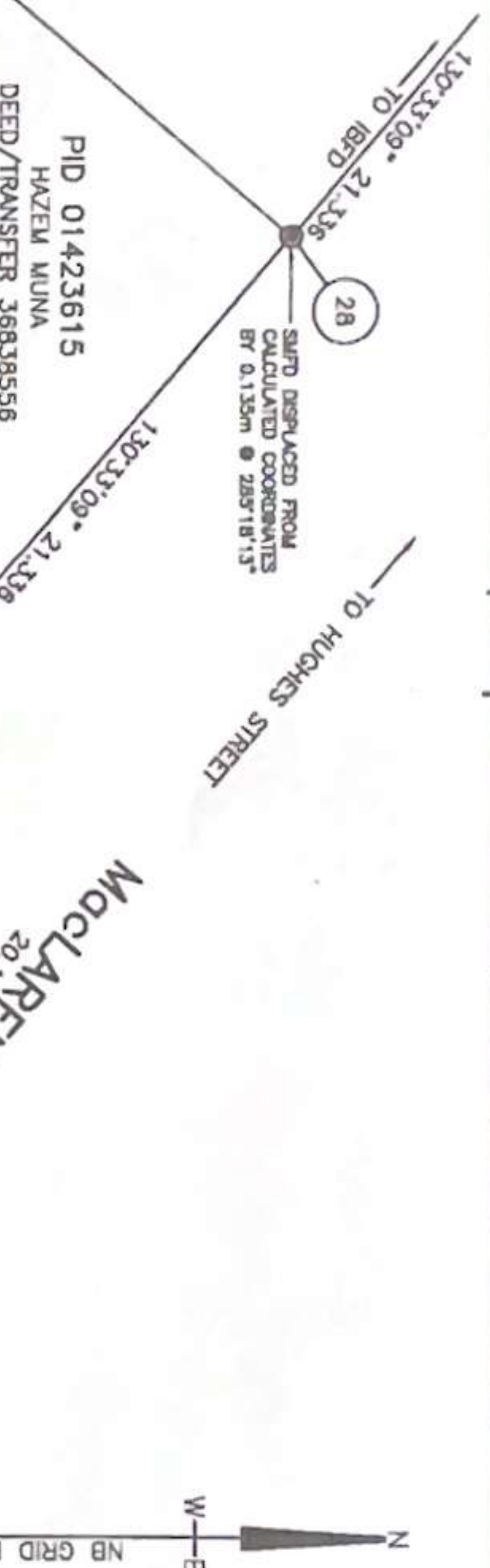
(a) Lot Area (MIN)		
(i)	<i>Interior Lot:</i>	540 m ²
(ii)	<i>Corner Lot</i>	690 m ²
(b) Lot Frontage (MIN)		
(i)	<i>Interior Lot:</i>	18 metres
(ii)	<i>Corner Lot</i>	23 metres
(c) Lot Depth (MIN)		
(i)	30 metres	

(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

KEY PLAN



PID 01423607



COORDINATE TABLE

POINT	EASTING	NORTHING	DESCRIPTION
28	2490053.448	7441314.708	CALCULATED LOT CORNER
29	2490069.659	7441300.837	IRON BAR FOUND
30	2490085.870	7441286.965	IRON BAR FOUND
45	2490045.963	7441273.130	SMPD AT LOT CORNER
46	2490082.174	7441259.258	SMPD AT LOT CORNER
28149	2487601.189	7437047.558	ACTIVE HPN (FREDERICK)
28156	2534322.573	7362095.001	ACTIVE HPN (SAINT JOHN)

THE COORDINATE VALUES LISTED ARE BASED ON THE NEW BRUNSWICK STEREOGRAPHIC DOUBLE PROJECTION AND THE NAD83(CSRS) ELLIPSOID AS REALIZED BY SNB'S ACTIVE CONTROL SYSTEM.

DISTANCES SHOWN ARE GRID DISTANCES.

THE COMBINED GRID SCALE FACTOR FOR THE SURVEY AREA IS 0.9999836. CALCULATED USING GEOD MODEL CGG2013a.

DIRECTIONS SHOWN ARE NB GRID AZIMUTHS(α) DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS.

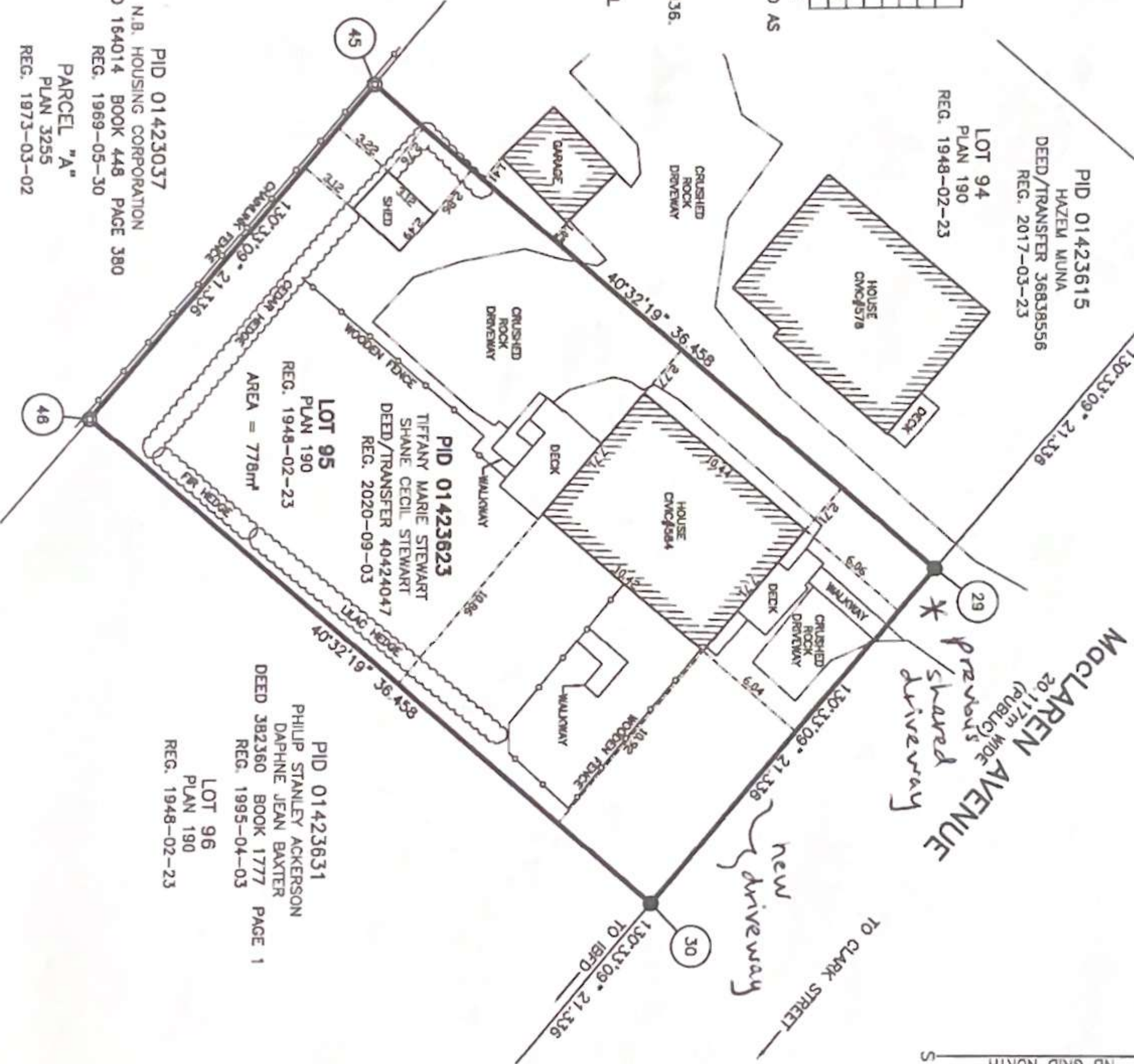
THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ABSOLUTE POSITION OF THE COORDINATE VALUES.



SURVEYOR'S REAL PROPERTY REPORT NOTES:

1. THE BUILDING LOCATED ON THE SAID LOT OR PARCEL OF LAND IS WHOLLY WITHIN THE LIMITS THEREOF AND LOCATED THEREON AS SHOWN ON THIS PLAN.
2. THERE ARE NO VISIBLE ENCROACHMENTS ONTO THE SAID LOT OR PARCEL OF LAND BY ADJOINING BUILDINGS.
3. UNLESS OTHERWISE NOTED, BUILDING OFFSETS TO THE PROPERTY LINES ARE MEASURED FROM THE SIDING.

PID 01423037
N.B. HOUSING CORPORATION
DEED 164014 BOOK 448 PAGE 380
REG. 1969-05-30
PARCEL "A"
PLAN 3255
REG. 1973-03-02



* Survey done pre-drive way upgrade.
Shared driveway no longer exists, both homes have relocated their driveways to their respective properties.

GENERAL NOTES

1. ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF.
2. THE PLAN HEREON HAS BEEN APPROVED AT AND/OR COMPLETED FROM CONSIDERATION OF SOME OR ALL OF THE FOLLOWING:
(i) FIELD EVIDENCE
(ii) INFORMATION ACQUIRED FROM PREVIOUS SURVEYS AS NOTED ON THE ABOVE PLAN
(iii) REGISTERED PLANS AND DOCUMENTS AS NOTED ON THE ABOVE PLAN
3. PID MEANS SERVICE NEW BRUNSWICK PARCEL IDENTIFIER
4. SSB MEANS SERVICE NEW BRUNSWICK
5. PID NUMBERS WERE OBTAINED FROM THE PLANET SAB REAL PROPERTY INFORMATION SYSTEM
6. REG. MEANS DATE OF REGISTRATION
7. ALL DOCUMENTS LISTED ARE FILED IN THE REGISTRY OFFICE OR LAND TITLES OFFICE FOR THE COUNTY WHERE THE PROPERTY IS LOCATED.
8. NEBS MEANS NEW BRUNSWICK LAND SURVEYOR
9. (NEBSJ000) IS THE SURVEYOR'S IDENTIFYING NUMBER
10. HPN MEANS SUB HIGH PRECISION NETWORK
11. SPBN MEANS SURVEYOR'S REAL PROPERTY REPORT.

LEGEND

- LANDS DEALT WITH BY THIS PLAN BOUNDED THUS
- PROPERTY LINE
- STANDARD SURVEY MARKER PLACED (SMPD)
- ROUND IRON BAR FOUND (IRBFD)
- TABULATED COORDINATE VALUE
- SQUARE METRES
- PERMANENT BUILDING
- MOVABLE BUILDING

SURVEYOR'S CERTIFICATE

CERTIFICATION IS NOT MADE AS TO LEGAL ASSOCIATION OF NEW BRUNSWICK LAND SURVEYORS TITLE, BEING THE DOMAIN OF A LAWYER, NOR TO THE ZONING BY-LAW OR REGULATIONS, BEING THE DOMAIN OF A DEVELOPMENT OFFICER.

I, STEVEN D. COOK, DO HEREBY CERTIFY THAT THE INFORMATION SHOWN FOR THE BOUNDARIES BEING DEALT WITH ON THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



SURVEYOR'S REAL PROPERTY REPORT

FOR
Tiffany & Shane Stewart
SHOWING LANDS IDENTIFIED AS
PID 01423623
BEING LANDS DESCRIBED IN
DEED/TRANSFER 40424047
REG. 2020-09-03
LOT 95
PLAN 190
REG. 1948-02-23
584 MacLaren Avenue
CITY OF FREDERICKTON
COUNTY OF YORK
PROVINCE OF NEW BRUNSWICK



BG Services Inc.
1225 Hanwell Rd
Fredericton NB E3C 1A6
506-472-9954
bg@maritimeexperts.ca
www.bgservices.ca
GST/HST Registration No.: 854059292RT001

Invoice 14315

BILL TO

TIFFANY STEWART
584 Maclaren Avenue
Fredericton NB E3A 3K8

DATE
09-11-2021

PLEASE PAY
\$0.00

DUE DATE
10-11-2021

ACTIVITY	QTY	RATE	TAX	AMOUNT
SUPPLY AND INSTALL 12,000 LG PRESTIGE MAIN FLOOR (1) LG PRESTIGE 12,000 BTU HEAT PUMP MODEL LAU120HYV3 COMPLETE WITH (1) 12,000 BTU INDOOR UNIT MODEL LAN120HYV3 INCLUDES ALL REFRIGERATION LINES INCLUDES SNOW STAND OR WALL BRACKETS INCLUDES ELECTRICAL INCLUDES SURGE PROTECTOR (1 YEAR WARRANTY ON SURGE PROTECTOR) WARRANTY: 10 YEARS PARTS, 10 YEARS LABOUR AND COMPRESSOR AHRI #: 204825178 ELECTRICIAN: CHAD MERSEREAU	1	4,113.04	HST 15%	4,113.04
SUPPLY AND INSTALL 12,000 LG PRESTIGE BASEMENT (1) LG PRESTIGE 12,000 BTU HEAT PUMP MODEL LAU120HYV3 COMPLETE WITH (1) 12,000 BTU INDOOR UNIT MODEL LAN120HYV3 INCLUDES ALL REFRIGERATION LINES INCLUDES SNOW STAND OR WALL BRACKETS INCLUDES ELECTRICAL INCLUDES SURGE PROTECTOR (1 YEAR WARRANTY ON SURGE PROTECTOR) WARRANTY: 10 YEARS PARTS, 10 YEARS LABOUR AND COMPRESSOR AHRI #: 204825178 ELECTRICIAN: CHAD MERSEREAU	1	4,113.04	HST 15%	4,113.04
PAYMENT OPTIONS: CASH, DEBIT, CHEQUE, E-TRANSFER, MASTER CARD, VISA	SUBTOTAL			8,226.08
	GST/HST @ 15%			1,233.92
THERE WILL BE A 1.46% FEE ON ALL CREDIT CARD PAYMENTS ON TOTAL AMOUNT WITH TAX	TOTAL PAYMENT			9,460.00

TOTAL DUE

\$0.00

THANK YOU.

THANK YOU FOR YOUR BUSINESS



BG Services Inc.
1225 Hanwell Rd
Fredericton NB E3C 1A6
506-472-9954
bg@maritimeexperts.ca
www.bgservices.ca
GST/HST Registration No.: 854059292RT001

Invoice 17790

BILL TO

TIFFANY STEWART
584 Maclaren Avenue
Fredericton NB E3A 3K8

DATE
02-11-2022

PLEASE PAY
\$0.00

DUE DATE
03-11-2022

ACTIVITY	QTY	RATE	TAX	AMOUNT
LG MAINTENANCE	2	99.00	HST 15%	198.00
MAINTENANCE ON LG HEAT PUMP				
SERVICE DATE: NOV 2, 2022				
SERVICE TECH: HOLMES				
FUEL SURCHARGE	1	5.00	HST 15%	5.00
PAYMENT OPTIONS: CASH, DEBIT, CHEQUE, E-TRANSFER, MASTER CARD, VISA				
THERE WILL BE A 1.46% FEE ON ALL CREDIT CARD PAYMENTS				
TOTAL AMOUNT WITH TAX				
			SUBTOTAL	203.00
			GST/HST @ 15%	30.45
			TOTAL	233.45
			PAYMENT	233.45

TOTAL DUE

\$0.00

THANK YOU.

THANK YOU FOR YOUR BUSINESS



BG Services Inc.
1225 Hanwell Rd
Fredericton NB E3C 1A6
506-472-9954
bg@maritimeexperts.ca
www.bgservices.ca
GST/HST Registration No.: 854059292RT001

Invoice 22038

BILL TO

TIFFANY STEWART
584 MacLaren Avenue
Fredericton NB E3A 3K8

DATE
27-11-2023

PLEASE PAY
\$0.00

DUE DATE
28-11-2023

ACTIVITY	QTY	RATE	TAX	AMOUNT
LG MAINTENANCE	2	139.00	HST 15%	278.00
MAINTENANCE ON LG HEAT PUMP				
SERVICE DATE: NOV. 27, 2023.				
SERVICE TECH: KYLIE				
FUEL SURCHARGE	1	5.00	HST 15%	5.00
15 YEAR ANNIVERSARY PROMOTION	1	-42.45	Exempt	-42.45
BG SERVICES IS CELEBRATING 15 YEARS IN BUSINESS. SAVE 15%				
PAYMENT OPTIONS: CASH, DEBIT, CHEQUE, E-TRANSFER, MASTER CARD, VISA				
THERE WILL BE A 1.46% FEE ON ALL CREDIT CARD PAYMENTS ON TOTAL AMOUNT WITH TAX				
SUBTOTAL				240.55
GST/HST @ 15%				42.45
TOTAL				283.00
PAYMENT				283.00

E-TRANSFERS CAN BE SENT TO BG@MARITIMEEXPERTS.CA

WE ASK YOU MAKE THE SECURITY QUESTION "WHAT IS MY INVOICE NUMBER" AND USE YOUR 5-DIGIT INVOICE NUMBER AS THE PASSWORD.

IF FOR ANY REASON THE TRANSFER WILL BE SENT FROM A NAME THAT DOES NOT MATCH WITH THE NAME ON YOUR INVOICE OR THE PASSWORD NEEDS TO BE CHANGED DUE TO INDIVIDUAL BANKING REQUIREMENTS, PLEASE SEND US AN EMAIL TO THE SAME EMAIL WITH THOSE DETAILS.

TOTAL DUE

\$0.00

THANK YOU.

THANK YOU FOR YOUR BUSINESS