

Welcome Home



— 101 PUGSLEY STREET
NASONWORTH, NB

Listed With:

Represented By:



syroidgroup



About

**101 Pugsley Street
Fredericton, NB**

List Price: \$429,900
MLS® NB138482

A versatile family home in Fredericton's desirable Southwood Park. Just minutes from downtown, uptown, trails, parks, and highway access, this is as convenient as it gets.

101 Pugsley Street has four finished levels, the potential for income, and backs onto a city-owned property. At one point, this home was 2 separate units with shared laundry, and could easily be converted back with minimal disruption.

The upper level of the home has 3 of the 4 bedrooms, and a full bathroom. The main level is where you'll find the kitchen, living room, and dining area with access to the backyard. The third level of the home shines with a large laundry/mudroom with exterior access, a large sun-soaked bonus room (both above grade), the 4th bedroom, and 2nd bathroom. The lowest level hosts a workshop (formerly a kitchen with oven outlet still present), and third living space.

Upgrades with current ownership include new roof shingles (2026), engineered hardwood flooring in bedrooms (2018), ductless heat pump, and windows.

A unique opportunity with various potential uses, 101 Pugsley makes for a great investment in Fredericton's housing market.



Highlights

**101 Pugsley Street
Fredericton, NB**

List Price: \$429,900
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Schools:

Forest Hill Elementary School (K-1)
Liverpool Street Elementary School (2-5)
Bliss Carman Middle School (6-8)
Fredericton High School (9-12)

Square Footage:

2037 sqft

Built in:

1985

Heating Type:

Baseboard
Electric
Heat Pump - Ductless

2026 Property Taxes:

\$3860.50

2026 Assessment:

\$307,400

Land Size:

666 Sq Meters

Bedrooms:

4

Bathrooms:

2



Notes

**101 Pugsley Street
Fredericton, NB**

List Price: \$429,900
MLS® NB138482

One of the More Desirable Neighbourhoods

Located in Southwood Park, this is one of the more desirable neighbourhoods in the city, especially for young families. It offers super close proximity to several different schools as well as really, really fast access to both uptown and downtown.

Four-Level Side Split

This home is a four-level side split with four different finished levels. This layout gives you great sightlines overall, with bedrooms on the upper level and the main living space separated from the lower levels.

Backing Onto Protected Parklands

The backyard backs onto city-owned park space. Because this is protected parkland, you are not going to see any further development behind the property.

A Unique Opportunity for Income

The home offers a unique opportunity to provide income as a mortgage helper. It was previously divided into a three-bedroom, one-bathroom space and a one-bedroom unit downstairs. The lower level is still roughed-in for a kitchen and the stove plug is still present.

A Versatile "No-Brainer"

This is one of the more versatile options on the market. The combination of the location and the potential for a source of income makes this home a no-brainer for so many people.

Upgrades: roof shingles (2026), tiled shower (2022 & 2020), engineered hard wood in bedrooms (2028), mini-split (2012), windows and siding (2008).





Client Full Report
Residential - Single-Family Detached

List Price: **\$429,900** MLS® #: **NB138482**
 PID #: **75003889** Status: **Active**
 PAN#: **00919788** Year Built/Desc: **1985**
 Title: **Freehold** Land Titles: **Yes**
 Address: **101 Pugsley St**
 Municipality: **Fredericton, E3B 6T2**
 Region: **Fredericton** County: **York**
 District: **Fredericton South** Sub-District: **Skyline Acres/Southwood Park**
 Lot Size: **666 Sq Meters**
 Sale/Lease: **For Sale Only**
 Abv Grade SQFTG: **1,540** Total Finish SQFTG: **2,037**
 Garage: **No** Zoning: **R-1**
 Occupancy: **Owner** Possession:
 Schools: **Bliss Carman Middle School (6-8), Forest Hill Elementary School (K-1), Fredericton High School (9-12), Liverpool Street Elementary School (2-5)**
 List Date: **04-May-2026**
 Days On Market: **0** CDOM: **0**

Public: **A versatile family home in Fredericton’s desirable Southwood Park. Just minutes from downtown, uptown, trails, parks, and highway access, this is as convenient as it gets. 101 Pugsley Street has four finished levels, the potential for income, and backs onto a city-owned property. At one point, this home was 2 separate units with shared laundry, and could easily be converted back with minimal disruption. The upper level of the home has 3 of the 4 bedrooms, and a full bathroom. The main level is where you’ll find the kitchen, living room, and dining area with access to the backyard. The third level of the home shines with a large laundry/mudroom with exterior access, a large sun-soaked bonus room (both above grade), the 4th bedroom, and 2nd bathroom. The lowest level hosts a workshop (formerly a kitchen with oven outlet still present), and third living space. Upgrades with current ownership include new roof shingles (2026), engineered hardwood flooring in bedrooms (2018), ductless heat pump, and windows. A unique opportunity with various potential uses, 101 Pugsley makes for a great investment in Fredericton’s housing market.**

Directions: **Kimble to Wetmore to Pugsley.**

Property Type: **Residential** Basement: **Fully Finished**
 Residential Style: **Single-Family Detached** Foundation: **Concrete**
 Style: **Home**
 Architectural Style: **Side Split** Exterior: **Vinyl**
 Level Type: **4 Level** Exterior Features: **Deck, Eaves Troughing, Patio**
 Flooring: **Carpet, Ceramic, Hardwood, Vinyl, Wood** Roof: **Asphalt Shingle**
 Interior Features: **Air Exchanger, Laundry, See Remarks** Land Features: **Landscaped**
 Accessory Building: **Storage Shed** Sewer: **Municipal**
 Water/Plumbing: **Municipal** Services: **200 AMP, Electricity - Breakers, Fiber Optic, Garb Pick-Up, Internet - High Speed, Recycling Pick-Up**
 Heating/Mechanical: **Baseboard, Electric, Heat Pump - Ductless**

Driveway: **Gravel, Width - Double** Garage Type:
 Access: **Paved Road, Year Round Municipal Road** Garage Details:
 Rental Equipment: **Hot Water Tank** Land Use:

Inclusions: **Dishwasher, Dryer, Refrigerator, Storage Shed, Stove, Washer**
 Exclusions: **Outdoor Speakers, Fridge with Magnets/Stickers in Lower Level**

Bedrooms: **4 \ 0** Bathrooms: **2 \ 0**
 Rental Income: **Potential** Waterfront Features:
 Waterfront Name: Waterfront YN: **No**
 Road: PCDS: **Yes**
 Survey Y/N: **No** Sign: **Yes**

Documents: **Aerial Photos, Floor Plan, Property Disclosure Cond Stmt**
 Property Size: **Under 0.5 Acres**
 Site Influence: **Public Transportation, Recreation Nearby, School(s) Nearby, Shopping Nearby**

Floor	Room	Size	Floor	Room	Size
Main Floor	Dining Room	9' 6" x 11' 3"	Main Floor	Kitchen	8' 10" x 11' 3"
Main Floor	Living Room	17' 10" x 11' 4"	2nd Floor	Bath - 4pc	7' 1" x 8' 11"
2nd Floor	Bedroom	9' 11" x 8' 8"	2nd Floor	Bedroom	9' 8" x 12' "
2nd Floor	Bedroom	12' 6" x 11' "	Basement/Lower Level	Bath - 3pc	7' 10" x 7' 2"
Basement/Lower Level	Bedroom	9' 4" x 10' 9"	Basement/Lower Level	Laundry	10' " x 8' "
Basement/Lower Level	Office	12' 3" x 11' 2"	Basement/Lower Level	Rec Room	13' 7" x 10' 2"
Basement/Lower Level	Storage	7' 9" x 6' 9"	Basement/Lower Level	Workshop	18' 5" x 10' 10"

Assessment: **307,400** Taxes: **3860.50 (2026)**

Listing Company: **Royal LePage Atlantic**

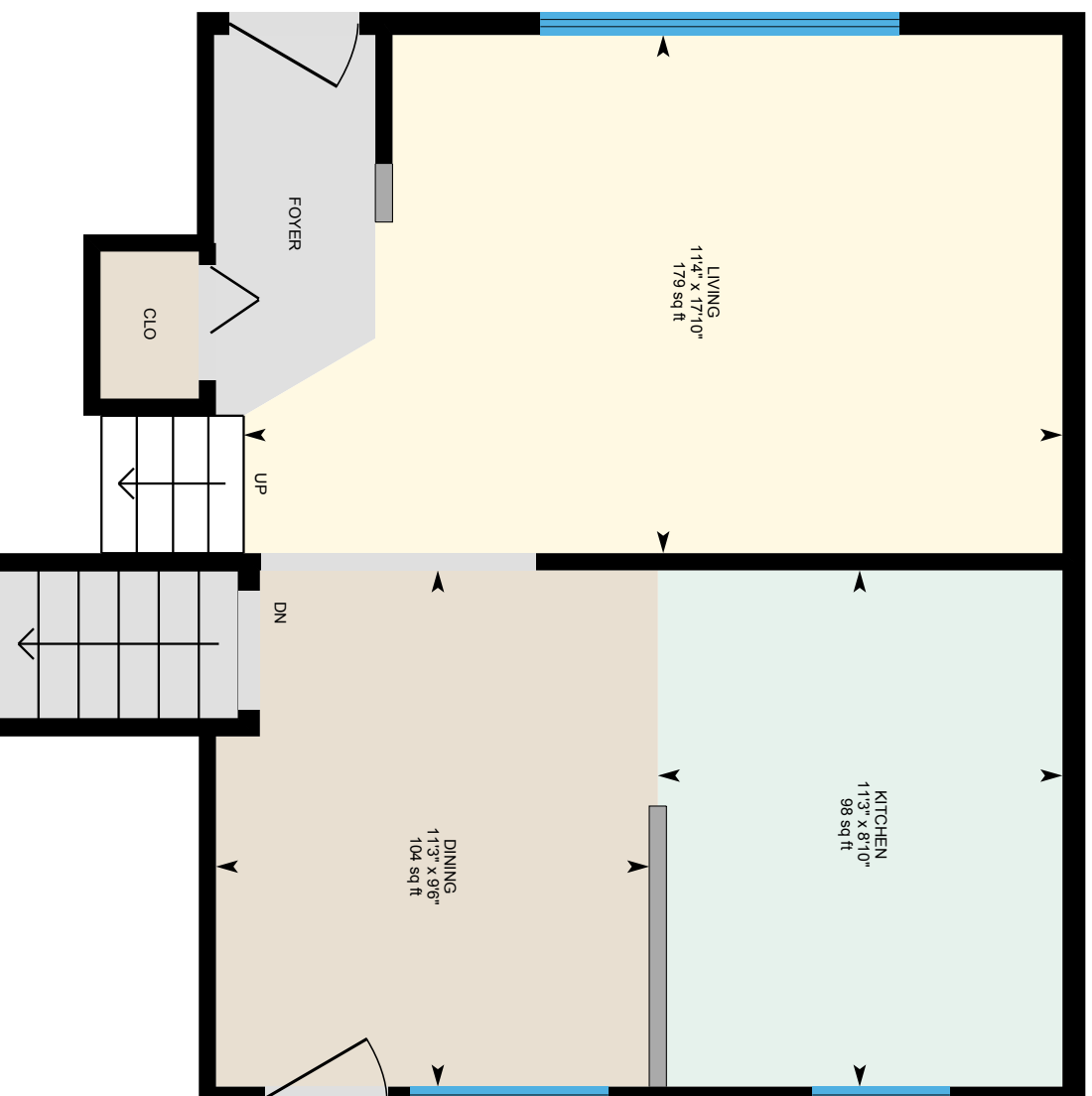
04, May, 2026

Compliments of: **Brittany Mackenzie -Royal LePage Atlantic**
 Royal LePage Atlantic
 Phone: **(506) 259-6810**
 Email: **brittany@syroidgroup.com**

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 New Brunswick Real Estate Board assumes no responsibility for its accuracy.

101 Pugsley St, Frederickton, NB

Lower Main Exterior Area 482.33 sq ft
Interior Area 451.76 sq ft



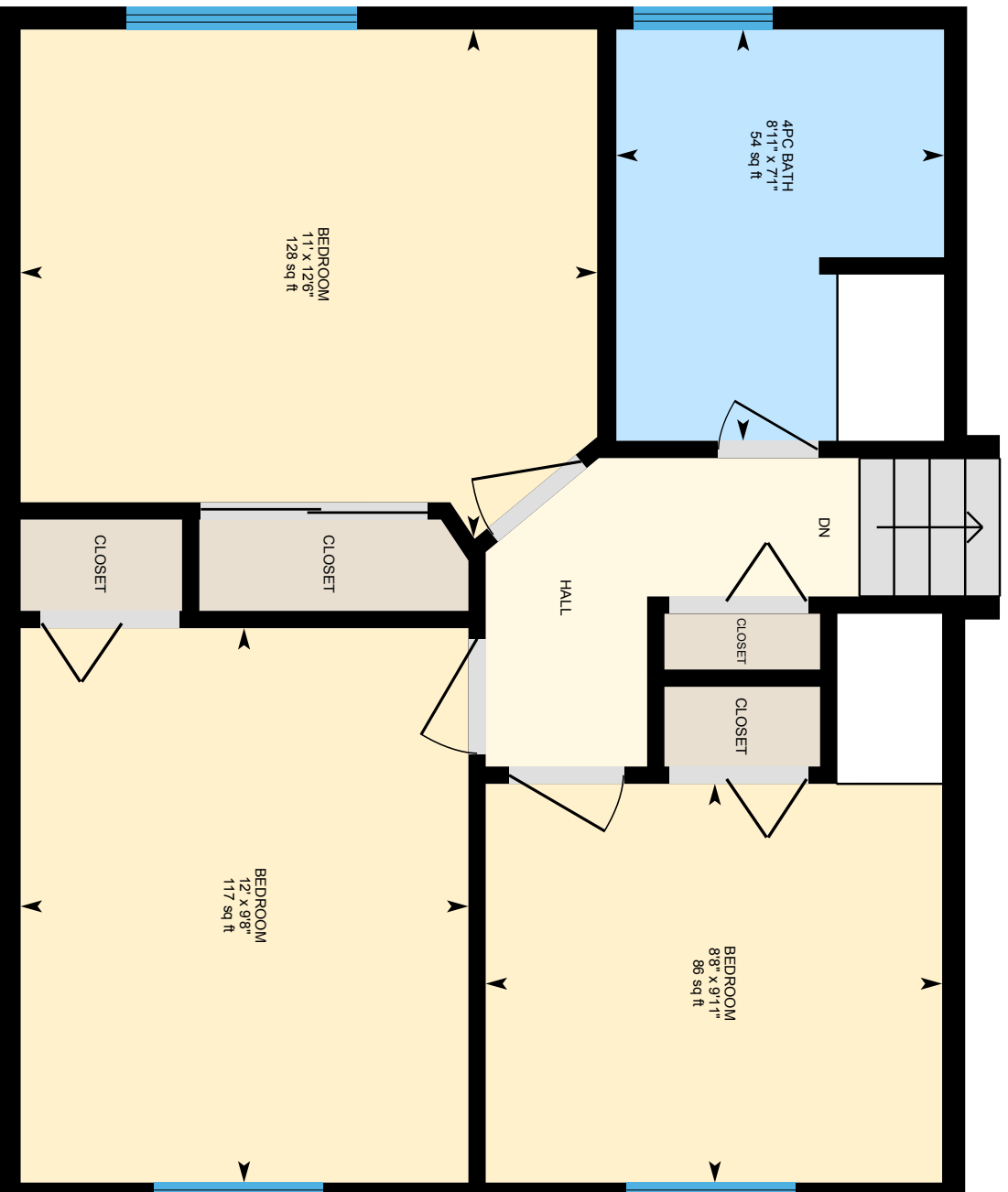
PREPARED: 2026/05/01



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

101 Pugsley St, Frederickton, NB

Upper Main Exterior Area 533.28 sq ft
Interior Area 482.90 sq ft



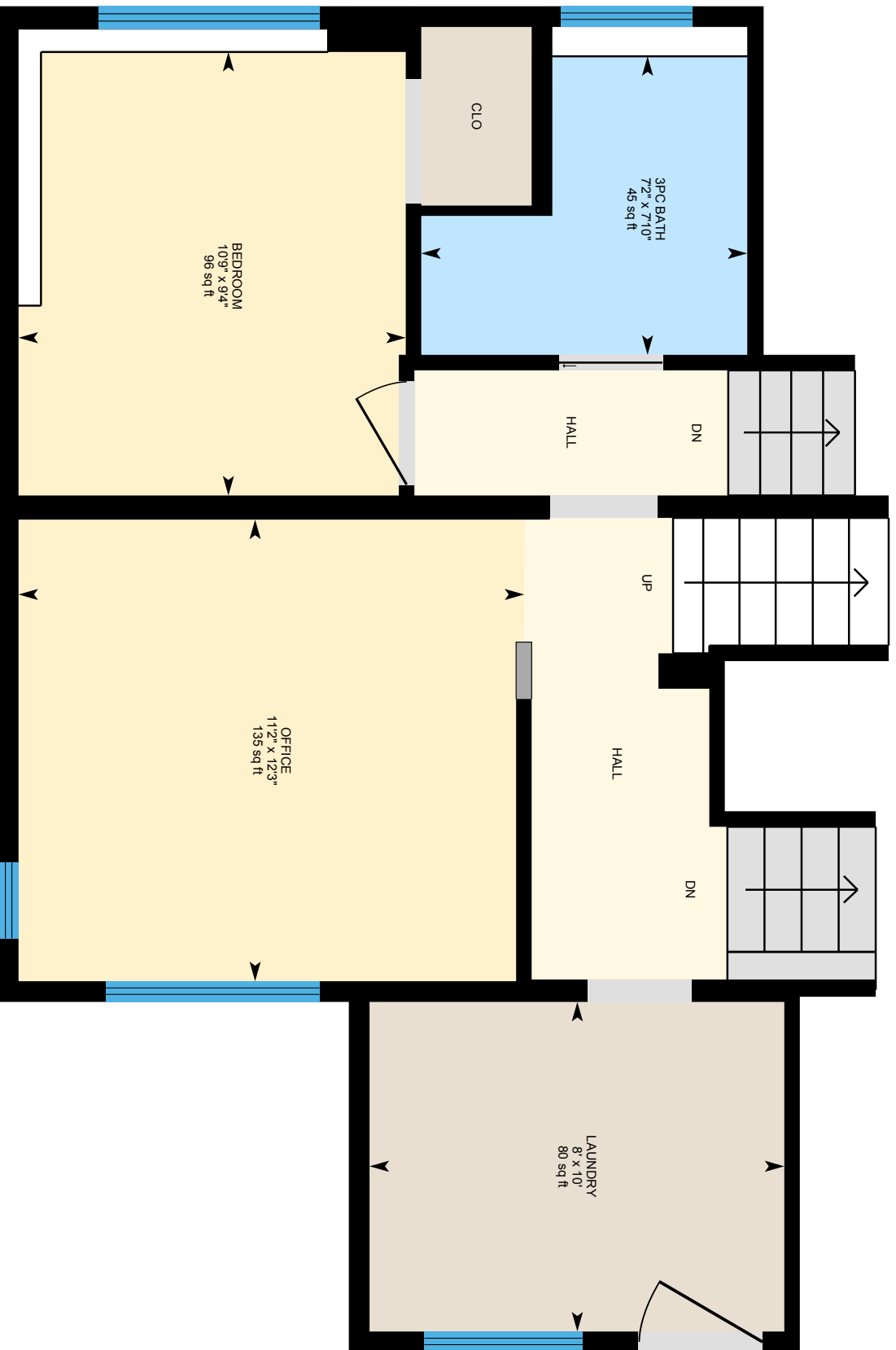
PREPARED: 2026/05/01



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

101 Pugsley St, Fredericton, NB

Upper Basement Exterior Area 524.56 sq ft
Interior Area 492.70 sq ft



PREPARED: 2026/05/01



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

101 Pugsley St, Frederick, NB

Lower Basement Exterior Area 496.85 sq ft
Interior Area 459.94 sq ft



PREPARED: 2026/05/01



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

101 Pugsley St, Frederickton, NB

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

LOWER MAIN

Dining: 9'6" x 11'3" | 104 sq ft
Kitchen: 8'10" x 11'3" | 98 sq ft
Living: 17'10" x 11'4" | 179 sq ft

UPPER MAIN

4pc Bath: 7'1" x 8'1" | 54 sq ft
Bedroom: 9'1" x 8'8" | 86 sq ft
Bedroom: 9'8" x 12' | 117 sq ft
Bedroom: 12'6" x 11' | 128 sq ft

UPPER BASEMENT

3pc Bath: 7'10" x 7'2" | 45 sq ft
Bedroom: 9'4" x 10'9" | 96 sq ft
Laundry: 10' x 8' | 80 sq ft
Office: 12'3" x 11'2" | 135 sq ft

LOWER BASEMENT

Rec Room: 13'7" x 10'2" | 138 sq ft
Storage: 7'9" x 6'9" | 52 sq ft
Workshop: 18'5" x 10'10" | 183 sq ft

Main Building

LOWER MAIN

Interior Area: 451.76 sq ft
Perimeter Wall Thickness: 6.0 in
Exterior Area: 482.33 sq ft

UPPER MAIN

Interior Area: 482.90 sq ft
Perimeter Wall Thickness: 6.0 in
Exterior Area: 533.28 sq ft

UPPER BASEMENT

Interior Area: 492.70 sq ft
Perimeter Wall Thickness: 6.0 in
Exterior Area: 524.56 sq ft

LOWER BASEMENT

Interior Area: 459.94 sq ft
Perimeter Wall Thickness: 6.0 in
Exterior Area: 496.85 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1887.30 sq ft
Exterior Area: 2037.02 sq ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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: 101 Pugsley Street Fredericton NB E3B6T2

Seller: Steven Taylor

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 25 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): <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Drilled Well <input type="checkbox"/> Dug Well <input type="checkbox"/> Community <input type="checkbox"/> Shared well <input type="checkbox"/> Other: _____ <input type="checkbox"/> None			?	N/A
B. i) Are there any problems with water quality?	Y	<input checked="" type="checkbox"/> N	?	N/A
ii) Are there any problems with water quantity?	Y	<input checked="" type="checkbox"/> N	?	N/A
iii) Are there any problems with water taste or smell?	Y	<input checked="" type="checkbox"/> N	?	N/A
iv) Are there any problems with water pressure?	Y	<input checked="" type="checkbox"/> N	?	N/A
v) Date of last water test: _____			?	<input checked="" type="checkbox"/> N/A
If you answered YES for i-iv, please detail: _____				
C. Is there a water conditioner or treatment system attached to the water supply?	Y	<input checked="" type="checkbox"/> N	?	N/A
Type of System: _____ Date installed: _____				
D. Is there a well certificate available? (If YES, written supporting documentation will be provided to the Buyer).	Y	N	?	<input checked="" type="checkbox"/> N/A

2. SEWAGE DISPOSAL	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Type (check all that apply): <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Septic <input type="checkbox"/> Sewer (Other): _____ If Septic, Material _____ Date last pumped : _____ Capacity: _____				
B. i) Are there any problems with the existing septic/sewer system?	Y	<input checked="" type="checkbox"/> N	?	N/A
ii) Have any repairs or upgrades been carried out to the septic/sewer system since you owned the property?	Y	<input checked="" type="checkbox"/> N	?	N/A
iii) Is there a septic system certificate? (If YES, written supporting documentation will be provided to the Buyer).	Y	N	?	<input checked="" type="checkbox"/> N/A

3. ELECTRICAL SYSTEM	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Type of Wiring (check all that apply): <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> Knob & Tube <input type="checkbox"/> Other: _____			?	N/A
B. Electrical Panel: <input checked="" type="checkbox"/> Breakers <input type="checkbox"/> Fuses <input type="checkbox"/> Both			?	N/A
C. What is the amperage of the system: <u>200 AMP</u>			?	N/A
D. Are there any problems with the electrical system?	Y	<input checked="" type="checkbox"/> N	?	N/A

Acknowledgement of completion of Page 1

Seller's Initials

ST
05/03/26
5:05 PM ADT
dotloop verified

Buyer's Initials _____ / _____

Page 1 of 4

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? If YES, details: _____	Y	<input checked="" type="checkbox"/> N	?	N/A

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	<input checked="" type="checkbox"/> N	?	N/A
C. Have any repairs or upgrades been done to the plumbing system since you have owned the property? If YES, details: _____	Y	<input checked="" type="checkbox"/> N	?	N/A

5. HEATING SYSTEM

A. Type of Heating (check all that apply): Oil Propane Natural Gas Electric Wood Solar Geothermal None

B. Type of Heating System (check all that apply): Forced Air Furnace Baseboard Radiant Heat Pump Hot Water Stove

i) If oil, what is the age of the tank (in years)? _____ Inside Outside

			?	<input checked="" type="checkbox"/> N/A
ii) Have there been any fuel leaks from the lines or tank?	Y	N	?	<input checked="" type="checkbox"/> N/A
C. Are there any problems with the heating system?	Y	<input checked="" type="checkbox"/> N	?	N/A
D. Have any repairs or upgrades been carried out to the heating system since you owned the property?	Y	<input checked="" type="checkbox"/> 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	?	<input checked="" type="checkbox"/> N/A
Fireplace	Inspection date: _____	Inspector: _____	Y	N	?	<input checked="" type="checkbox"/> N/A
Fireplace Insert	Inspection date: _____	Inspector: _____	Y	N	?	<input checked="" type="checkbox"/> N/A
Chimney	Inspection date: _____	Inspector: _____	Y	N	?	<input checked="" type="checkbox"/> N/A
Furnace	Inspection date: _____	Inspector: _____	Y	N	?	<input checked="" type="checkbox"/> N/A

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?

	Y	<input checked="" type="checkbox"/> N	?	N/A
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: _____	Y	<input checked="" type="checkbox"/> N	?	<input checked="" type="checkbox"/> N/A

C. Are the exterior walls insulated? Type: Fiberglass

	<input checked="" type="checkbox"/> Y	N	?	
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D. Is the attic insulated? Type: Fiberglass

	<input checked="" type="checkbox"/> Y	N	?	
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E. Are the basement walls insulated? Type: Celfort/Fiberglass

	<input checked="" type="checkbox"/> Y	N	?	N/A
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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: _____

	Y	<input checked="" type="checkbox"/> N	?	N/A
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B. Is any equipment leased or rented?
If YES, please indicate equipment and terms: Hotwater tank from N.B. Power/Monthly

	<input checked="" type="checkbox"/> Y	N	?	N/A
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8. ZONING AND PERMITS

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

	<input checked="" type="checkbox"/> Y	N	?	N/A
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B. Does the property conform to the current zoning requirements?
i. If NO, is the non-conforming use approved under municipal zoning regulations?

	<input checked="" type="checkbox"/> Y	N	?	N/A
	Y	N	?	N/A



Property designated as civic address: 101 Pugsley Street Fredericton NB E3B6T2

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	?	<input checked="" type="checkbox"/> N/A
D. Have all necessary improvements been inspected and signed off on by an authorized Federal, Provincial or Municipal inspector?	Y	N	?	<input checked="" type="checkbox"/> N/A
E. Has the property received any heritage property designations?	Y	<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> N	?	N/A
Y	<input checked="" type="checkbox"/> 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? _____

B. Are there any known or suspected environmental concerns on this property or in this immediate area?

Y	<input checked="" type="checkbox"/> N	?	N/A
Y	<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> N	?	N/A
Y	<input checked="" type="checkbox"/> N	?	N/A

D. Are there any fuel storage tanks, asbestos, or lead on the property? If YES, details: _____

i) Has there ever been any fuel storage tanks located on the property? If YES, details: _____

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	<input checked="" type="checkbox"/> N	?	N/A
Y	<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> N	?	N/A
Y	<input checked="" type="checkbox"/> N	?	N/A

If YES, details: _____

C. Is there or has there been evidence of any moisture and/or water in the structure?

Y	<input checked="" type="checkbox"/> N	?	N/A
Y	<input checked="" type="checkbox"/> N	?	N/A

If YES, Details: _____

D. Are there any mould/mildew problems in the property?

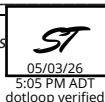
Y	<input checked="" type="checkbox"/> N	?	N/A
Y	<input checked="" type="checkbox"/> N	?	N/A

If YES, details: _____

E. Has this property ever been subject to flooding?

Y	<input checked="" type="checkbox"/> N	?	N/A
Y	<input checked="" type="checkbox"/> N	?	N/A

If YES, Details: _____



Property designated as civic address: 101 Pugsley Street Fredericton NB E3B6T2

	YES	NO	DO NOT KNOW	DOES NOT APPLY
F. Are there any warranties currently in force with the property?	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> ?	<input type="checkbox"/> N/A
Are these warranties transferrable?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> ?	<input type="checkbox"/> N/A
If YES, details: _____				
G. Are you aware of any public projects or real estate developments planned for your neighbourhood?	<input checked="" type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> ?	<input type="checkbox"/> N/A
If YES, details: _____				
H. Has there ever been any insurance claims made against the property?	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input type="checkbox"/> ?	<input type="checkbox"/> 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 1 day of May, 20 26.

WITNESS

Steve Taylor
SELLER **Steven Taylor**

WITNESS

SELLER

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

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

WITNESS

BUYER

WITNESS

BUYER

8.2 RESIDENTIAL ZONE ONE

R-1

8.2(1) PURPOSE

The R-1 Zone:

- accommodates residential *development* in the form of *single detached dwellings*.
- allows up to a maximum of *3 secondary dwelling units* on a *lot*. Z-5.338



8.2(2) USES

<p>(a) Permitted Uses</p> <p><i>Child Care Centre - Small</i></p> <p><i>Group Home – Limited</i> Z-5.338</p> <p><i>Home Occupation</i></p> <p><i>Secondary Dwelling Unit</i> Z-5.328</p> <p><i>Single Detached Dwelling</i></p> <p><i>Keeping of Hens</i> Z-5.197</p>	<p>(b) Conditional Uses Z-5.338</p> <p><i>Child Care Centre- Medium</i></p> <p><i>Group Home</i></p> <p><i>Tourist Home</i></p>
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8.2(3) USE RULES

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7). In addition, the following rules apply: Z-5.338

- (a) *secondary dwelling units* shall not result in more than four *dwelling units* on a *lot*; and, Z-5.328
- (b) only one *garden apartment* or one *garage apartment* shall be permitted on a *lot*.

8.2(4) STANDARDS

(a) Lot Area (MIN)	Z-5.338
(i) <i>Interior Lot:</i>	450 m ²
(ii) <i>Corner Lot:</i>	540 m ²
(b) Lot Frontage (MIN)	Z-5.338
(i) <i>Interior Lot:</i>	15 metres
(ii) <i>Corner Lot:</i>	18 metres

(c) Lot Depth (MIN)	
(i)	30 metres
(d) Lot Coverage (MAX) Z-5.338	
(i)	40% of the <i>lot area</i> for the main residential <i>building</i> .
(ii)	45% of the <i>lot area</i> for the main residential <i>building</i> and any <i>secondary dwelling unit</i> .
(e) Building Height (MAX)	
(i)	9 metres
(f) Building Setbacks (MIN) Z-5.338	
(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
(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) Narrow Lot Option (this section applies where lot frontage is less than 15m) Z-5.338	
(i) Lot Area (MIN)	
(A)	<i>Interior Lot</i> : 345 m ²
(B)	<i>Corner Lot</i> : 480 m ²

(ii) Lot Frontage (MIN)	
(A) <i>Interior Lot:</i>	11.5 metres
(B) <i>Corner Lot:</i>	16 metres
(iii) Lot Coverage (MAX)	
(A)	50% of the <i>lot area</i> for the main residential <i>building</i> .
(B)	55% of the <i>lot area</i> for the main residential <i>building</i> and any <i>secondary dwelling unit</i> .
(iv) Side Yard Setbacks (MIN)	
(A) On lots with a side yard setback on <u>both sides</u>	
(I) From a side property line:	1.2 metres, except:
(01) where there is no attached garage or carport:	3.6 metres on the driveway side, AND 1.2 metres on the opposite side
(02) from a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> :	6 metres AND 1.2 metres on the opposite side, OR 3.6 metres on the opposite side if there is a driveway.
(B) On lots with a side yard setback on <u>one side only</u> (zero side yard option)	
(I) From a side property line:	1.8 metres on one side AND 0 metres on the other side, except:
(01) where there is no attached garage or carport:	3.6 metres on the driveway side, AND 0 metres on the opposite side
(II) From a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> :	6 metres on flanking side AND 0 metres on the opposite side.
(III)	Where a <i>lot</i> in which the main <i>building</i> is permitted to have a zero <i>side yard setback</i> abuts another land use zone, the zero <i>side yard setback</i> shall not be permitted from the boundary abutting the adjacent zone.

(IV) A 3.6 metre separation shall be maintained between the side walls of <i>habitable space</i> .		
(V) A 1.2 metre private maintenance easement shall be required adjacent to the zero <i>setback</i> side of the adjoining <i>lot</i> extending from the required <i>rear yard setback</i> of the adjoining <i>lot</i> to the <i>front property line</i> .		
(h) Secondary Dwelling Units		Z-5.338
Number of Secondary Dwelling Units (MAX)	(A) Lot Area (MIN)	(B) Lot Frontage (MIN)
1 unit	345 m ²	11.5 m
2 units	450 m ²	15 m
3 units	540 m ²	18 m
(i) Landscaped Area		
(i) In accordance with Section 4.2(2)		
(j) Parking		
(i) In accordance with Section 5		



**Right Products.
Right Solutions.
Right Here at Home.**

1020 - Fredericton South
809 Bishop Drive
Fredericton, NB
E3C 2M6 506-451-3000

NOT VALID FOR MERCHANDISE CARRYOUT

Sales order - POS

Bill to:
10017608
Steve Taylor
101 Pugsley Street
Fredericton, NB
E3B 6J2 CAN

Ship to:
Steve Taylor
+1(506)455-4663
809 Bishop Drive
Fredericton, NB
E3C 2M6 CAN

Page Page 1 of 2
Date 02/25/2026
Sales order 131642282
Customer purchase order
Customer reference

Created by whitlock.karen
Sales taker Jim Keats
Expedite Any
Order weight 1,904.13 Kg
Cash on delivery No
Tax Id # 102608726



Product number	Product name	Ship date	Mode of delivery	Quantity	Unit	Unit price	Line total
Admin Fee	Installed Sales Admin Fee			1.00		218.33	218.33 0.00
1849762	SPC_Roofing_Steve Taylor - Install roofing Model #: LABOUR	2026-04-27	Customer Pickup	1.00	EA	3,850.00	3,850.00
1010785-DBL	Cambridge Dual Black Architectural Shingle 33.3 sqf Model #: 4221002	2026-04-27	Customer Pickup	48.00	BD	39.43	1,892.87
1006146	Leading Edge Plus Starter Strip 40-7/8" x 7-7/8" Model #: 4150008	2026-04-27	Customer Pickup	4.00	BD	62.06	248.23
1260978	NovaSeal PRIME 48" x 250' Model #: 322-10066	2026-04-27	Customer Pickup	2.00	RL	71.80	143.59
1026762	StormShield Ice & Water Protector 35" x 65' Model #: 7910047	2026-04-27	Customer Pickup	5.00	EA	79.41	397.05
1021389-BWH	10' x 2-1/2" x 1" Bright White Roof Edge Drip Cap Model #: 2567-431	2026-04-27	Customer Pickup	28.00	EA	6.23	174.46
1020225	14" x 16" Thermoplastic Black 3" Hole Roof Flashing Model #: 48102	2026-04-27	Customer Pickup	2.00	EA	8.03	16.06
1020355	Lo-OmniRoll 30' x 4-1/2" Black Ridge Vent Model #: 60 11-0001	2026-04-27	Customer Pickup	2.00	EA	177.74	355.49
1006725	1-1/4" x 0.12" EG Roofing Coil Nail -7200/Box Model #: RC3DGAL	2026-04-27	Customer Pickup	2.00	BX	24.75	49.50
1026920	3/8" Electro Galvanized Hammer Tacker Staple Model #: P40313	2026-04-27	Customer Pickup	1.00	PK	2.85	2.85

TERMS - Cash or C.O.D unless otherwise noted. Interest at 24% per annum from invoice date on balance over 30 days.

RETURNS - Returns and exchanges are welcomed within 30 days upon presentation of original sales invoice and/or receipt. Thereafter manager's approval required and subject to a restocking charge. All non-returnable special order items are nonrefundable. All returnable special order items will have a minimum 25% restocking fee applied. For major appliances, please see the store for details.

CONDITIONS - comptant ou livraison contre remboursement, à moins qu'autrement indiqué. Taux d'intérêt à 24% par an à compter de la date de facturation sur solde de plus de 30 jours.

RETOURS - les retours et échanges sont les bienvenus pour tout achat de 30 jours ou moins sur présentation de la facture de vente originale et/ou reçu. Au-delà de 30 jours : l'approbation du gérant est requise et assujettie à des frais de réapprovisionnement. Tous articles de commande spéciale non-retournable ne sont pas remboursables. Tous articles de commande spéciale retournables sont sujets à des frais de réapprovisionnement d'au moins 25% du prix payé. Pour les électroménagers, veuillez consulter en magasin pour plus de détails.



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Tax Id # 102608726



1187160-GBK	Hip & Fidge 12 Granite Black/Dual Black Model #: 4999081	2026-04-27	Customer Pickup	3.00	BD	72.48	217.44
1018702	Flex 9000 Cartridge Black Sealant- 300 mL Model #: 472800	2026-04-27	Customer Pickup	3.00	EA	6.83	20.48

Sales subtotal	Total charges	Net amount	Sales tax	Total
7,368.02	223.36	7,591.38	1,138.71	8,730.09

TERMS - Cash or C.O.D unless otherwise noted. Interest at 24% per annum from invoice date on balance over 30 days.
RETURNS - Returns and exchanges are welcomed within 30 days upon presentation of original sales invoice and/or receipt. Thereafter manager's approval required and subject to a restocking charge. All non-returnable special order items are nonrefundable. All returnable special order items will have a minimum 25% restocking fee applied. For major appliances, please see the store for details.

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Installed Purchase Agreement ACCORD D'ACHAT D'INSTALLATION

Store No./N° De Magasin: #1020 Fredericton Date: FEB. 20, 2026

Kent Representative/Vendeur Kent: JIM KEATS

Purchaser/Acheteur: TAYLOR, STEVE

Home Phone/Téléphone à la maison: (506) 292-8172 Work/Bureau: 0

Address/Adresse: 101 PUGSLEY ST.

Town or City/Ville: FREDERICTON, NB Postal Code/Code Postal: E3B 6J2

Airmiles Number: 0

Installation Address/Adresse ou Se Fera L'installation:

New Construction/Nouvelle Construction: Renovation/Rénovation: Multi Unit/Multi Unité: Other/Autre: _____

Required/Requis :

Contractor/Entrepreneur: Plumber/Plombier: Electrician/Électricien: Other/Autre: _____

WE WILL STRIP THE PRESENT ROOFING MATERIALS DOWN TO THE BOARDS/SHEATHING. WE WILL SUPPLY AND INSTALL 6 FEET ICE AND WATER SHIELD FOR EAVE PROTECTION. WE WILL SUPPLY AND INSTALL SYNTHETIC UNDERLAYMENT, NOT TAR PAPER, ON THE REMAINDER OF THE ROOF. WE WILL SUPPLY AND INSTALL NEW DRIP EDGE AROUND THE PERIMETER OF THE ROOF AS WELL AS RIDGE VENTS ALONG THE PEAK. WE WILL SUPPLY AND INSTALL TWO (2) NEOPRENE ROOF FLASHINGS FOR THE EXHAUST PIPES. WE WILL SUPPLY AND INSTALL IKO CAMBRIDGE ARCHITECTURAL SHINGLES, DUAL BLACK, IN COLOR. WE WILL COLLECT AND TAKE AWAY ANY DEBRIS WE CREATE DURING YOUR ROOFING PROJECT. SHOULD THE SIDING BETWEEN THE TWO ROOFS NEED TO BE REMOVED DUE TO IMPROPER FLASHING, IT WOULD BE AT AN ADDITIONAL CHARGE.

It is understood by customer that full payment (including labour) is to be received/processed 3 days prior to delivery of product.


Purchaser Initials

1. Subject to paragraph 3 - You the purchaser(s) may cancel this proposal at any time within
2. NON-STOCKED ITEMS ordered under this proposal will be custom ordered to your specifications. You will remain liable for your obligations under an accepted proposal in regard to such custom orders.
3. The purchaser(s) understands that this proposal does not constitute a valid binding contract for any purpose unless and until it is signed and accepted by a Kent Manager.
4. Verbal understandings and agreements with representatives shall not be binding unless set forth herein. Additional provisions on the reverse side of this form are part of this proposal.
5. Any additional work required because of rotted or deteriorated wood, will be at an extra charge.
6. Owner will be responsible to obtain building permit if required.
7. All work will meet or exceed all building codes.
8. Expect delivery of product 48 hours prior to installation.

1. En vertu du paragraphe 3, l'acheteur peut annuler cette proposition en tout temps de la
2. Si cette proposition prévoit DES ITEMS DONT UNE COMMANDE SPECIALE S'APPLIQUE, l'acheteur accepte l'entière responsabilité de la commande lorsqu'il signe.
3. L'acheteur convient que cette proposition ne constitue pas un contrat obligatoire valide avant sa signature et son approbation par un des gérants de Kent.
4. Les ententes verbales et les promesses des représentants ne deviennent exécutoires que si elles apparaissent dans la proposition. Tout autre article inclus dans le texte de la proposition en fait partie intégrante.
5. La main-d'oeuvre nécessaire à cause de bois pourri ou en mauvais état occasionnera des frais additionnels.
6. Le propriétaire a la responsabilité d'obtenir les permis de construction requis.
7. La main-d'oeuvre rencontrera ou excédera les normes de la construction.
8. Expectez livraison du produit 48 heures avant l'installation.


Purchaser(s) initials / Initiales de l'acheteur

Total Proposal Price		
Prix Total Sans Les Tax	\$	7,591.38
HST / VHT		
No. 102608726 RT	\$	1,138.71
Total Proposal Price incl		
Prix Total incluant Les	\$	8,730.09

I/We understand that this is only an estimated date and I/We will be contacted prior to this date to schedule the actual installation date. (see Paragraph 3 on reverse)

Je comprends (nous comprenons) qu'il s'agit seulement d'une date probable d'installation et que l'on prendra contact avec moi (nous) avant cette date afin de préciser le moment de l'installation (référer au paragraphe 3 au verso)

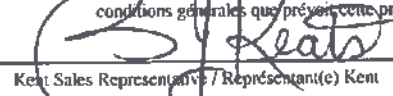
Purchaser / Acheteur

Purchaser / Acheteur

Kent Card / Carte De Kent
 Other / Autre

I/We hereby authorize kent to perform the work described above in a good and workmanlike manner on the terms and conditions set out in this proposal.

J'autorise (nous autorisons) Kent à exécuter le travail décrit plus haut de façon satisfaisante et professionnelle selon les conditions générales qui précèdent cette proposition.


Kent Sales Representative / Représentant(e) Kent

Accepted by Kent Manager / Approuvé par Kent (Gérant)

Account No. / No de Compte

DATE:

TERMS AND CONDITIONS

Kent has made every effort to ensure that our quote is both accurate and competitive. The prices quoted do not include any material or labour for any items that may not be clearly visible at this time. This could include such items as rotten wood, plumbing or wiring defects, etc. that may be hidden behind drywall, siding etc. The material and/or labour to repair or replace such items will be quoted separately, should they arise, during the installation.

- 1 - INSTALLATION - It is understood that Kent will not install said materials but that by the acceptance of this proposal you authorize Kent to arrange with a qualified contractor to make the installation. You authorize Kent to: (1) issue to said contractor an installation work order with the specifications as outlined in the contract. (2) inspect the installation upon completion thereof, and (3) pay the contractor his charge for such installation upon establishing that the installation has been satisfactorily completed. You agree to pay Kent the amount specified in the contract which will cover the price of said materials and the installation charges.
 - 2 - YOU AGREE THAT KENT IS NOT RESPONSIBLE FOR DELAYS IN DELIVERY OR INSTALLATION DUE TO UNAVAILABILITY OF MATERIALS, WEATHER, FIRE, LABOUR DISPUTES, WAR, GOVERNMENTAL REGULATIONS OR ANY CAUSES BEYOND ITS CONTROL.
 - 3 - Any changes made by you in the specifications as outlined in this proposal necessitating additional materials or labour shall not be included or covered by this proposal, but shall be provided for under separate and additional orders from you.
 - 4 - IF THIS IS A CREDIT SALE, IT MUST BE APPROVED BY KENT CREDIT SALES DEPARTMENT. IF THIS PROPOSAL IS NOT APPROVED OR THE INSTALLATION CANNOT BE MADE IN ACCORDANCE WITH THE LOCAL LAWS, THE OFFER WILL BE WITHDRAWN AND ANY PAYMENTS YOU HAVE MADE WILL BE REFUNDED TO YOU.
 - 5 - This proposal when signed by you the purchaser, and a Kent Representative shall constitute the entire agreement between the parties and specifications shall not be altered or modified except by written agreement between the parties. If this is a credit order, regular service charges will apply.
 - 6 - KENT INSTALLATION WARRANTY - In addition to any warranty extended to you on the Kent merchandise involved, should the workmanship of any Kent arranged installation prove faulty within ONE year, Kent will cause such faults to be corrected at no additional cost to you. All work will meet or exceed all building codes.
- Any attached diagrams will be considered to be part of this agreement.
- Should you wish to go ahead with this renovation, and sign a contract, you can cancel said contract at any time, until the start of the job, for renovations using stock merchandise. For renovations requiring Special Order and particularly Custom Made merchandise, the labour portion of the job may be cancelled but you would be responsible for the Special Order or Custom Made merchandise portion. All merchandise and labour are sold subject to warranties, limitations and warranty programs of Kent suppliers and the same are adopted and incorporated into Kent terms of sale. In all events (including negligence of Kent and/or its suppliers and/or sub-contractors) Kent liability shall not exceed the value of goods sold or the service rendered nor shall Kent be liable for any special, incidental or consequential damages. Kent standard warranty on all labour performed is one year from the date of satisfactory completion. In addition to all warranties, written or otherwise, Kent guarantees that our customers will be completely satisfied with all installed renovations within the terms and conditions described in the contract and any attached diagrams written specifically for each job.
- Kent will only agree to supply the quantity of materials or supply the labour to install such materials as are shown on the face of this agreement, or attached to this agreement.

THANK YOU FOR CONSIDERING KENT FOR YOUR INSTALLED HOME RENOVATION!