

# Welcome Home



— 324-165 VALCOUR DRIVE  
FREDERICTON, NB

Listed With:

Represented By:

Karen Syroid



**syroid**group

ROYAL LEPAGE *Atlantic*  
GO BEYOND



# About

**324-165 Valcour Drive  
Fredericton, NB**

List Price: \$324,900  
MLS® NB136604

The biggest thing condo buyers ask for? "I don't want it to feel like a condo".

Backing onto Lian Valcour Park and pet friendly...you get walking trails and a city managed playground right outside your door...but it's the layout inside that'll have you doing a double take. Originally planned as a 3-bedroom, the third bedroom was built as an open-concept dining room (now used as a den), creating a much larger living space with wall to wall windows. That "home" feel people are always chasing in condo living!

Kitchen was upgraded with rich custom wood cabinetry, limestone backsplash & generous two-tiered eat-in island with seating for four. Hardwood floors run throughout, with 2 large bedrooms and in-unit laundry & storage. Primary suite is oversized with room for a King sized bed, large walk-in closet & full ensuite bath. Guest bedroom and second main bath with an air-jet soaker tub & glass shower. A Daikin ductless heat pump keeps the unit comfortable year-round with efficient heating & A/C.

The condo corporation here is exceptionally well run with lawn care, snow removal, water, and exterior maintenance handled at \$425/month inclusive condo fees, giving you a true lock-it-and-leave-it lifestyle.

Steps from amenities, fabulous breakfast restaurant and the brand new Namaste restaurant, a skip to the highway and 5 mins from uptown, downtown and Universities.

If you've been looking for low-maintenance living and a condo that doesn't feel like one? This is the one.



# Highlights

**324-165 Valcour Drive  
Fredericton, NB**

List Price: \$324,900  
MLS® NB136604

**Schools:**

Priestman Street Elementary School (K-5)  
George Street Middle School (6-8)  
Fredericton High School (9-12)

**Square Footage:**

1,500 sqft

**Built in:**

2011

**Heating Type:**

Air - Ductless, Baseboard, Electric, Heat Pump -  
Ductless

**Bedrooms:**

2

**2026 Property Taxes:**

\$3,088.92

**2026 Assessment:**

\$256,500

**Condo Fees:**

\$425/month

**Bathrooms:**

2



# Notes

**324-165 Valcour Drive  
Fredericton, NB**

List Price: \$324,900  
MLS® NB136604

## Building & Condo Details:

- Condo Fees: \$425/month. Includes water and sewage, snow removal, lawn care, exterior maintenance, and contribution to the reserve fund.
- One-Time Contingency Fee: \$750
- Pet Policy: This building is pet-friendly
- Parking & Storage: Unit 324 includes designated parking and ample in-unit storage plus a laundry room.

## Recent Updates:

- A new Daikin ductless heat pump was installed in 2020, providing high-efficiency heating and cooling for year-round comfort and lower utility costs.

## Why 165 Valcour?

- The perfect 'lock-it-and-leave-it' lifestyle. Whether you're walking the trails of Lian/Valcour Park or enjoying a meal at the brand-new Namaste restaurant just steps away, this building offers the best of uptown living with the quiet feel of a residential neighborhood.





**Client Full Report**

**Residential - Single-Family Attached**

List Price:	<b>\$324,900</b>	MLS® #:	<b>NB136604</b>
PID #:	<b>75469791</b>	Status:	<b>Active</b>
PAN#:	<b>6122127</b>	Year Built/Desc:	<b>2011</b>
Title:	<b>Condominium</b>	Land Titles:	<b>Yes</b>
Easement/Restrict:	<b>Easement, Subdivision Covenants</b>		
Address:	<b><u>165 Valcour Dr Unit#324</u></b>		
Municipality:	<b>Fredericton, E3C 0H5</b>	County:	<b>York</b>
Region:	<b>Fredericton</b>		<b>Woodstock</b>
District:	<b>Fredericton South</b>	Sub-District:	<b>Road/Hanwell Road West</b>
Lot Size:	<b>0 Acres</b>		
Sale/Lease:	<b>For Sale Only</b>		
Abv Grade SQFTG:	<b>1,500</b>	Total Finish SQFTG:	<b>1,500</b>
Garage:	<b>No</b>	Zoning:	
Occupancy:	<b>Owner</b>	Possession:	
Schools:	<b>Fredericton High School (9-12), George Street Middle School (6-8), Priestman Street Elementary School (K-5)</b>		
List Date:	<b>07-Apr-2026</b>	CDOM:	<b>28</b>
Days On Market:	<b>28</b>		

**Public:** When more living space, more entertaining space and more room to stretch out matters? You're going to love this condo that's a break away from the everyday! Backing onto Lian Valcour Park and pet friendly...you get walking trails and a city managed playground right outside your door...but wait till you see the custom layout! Originally planned as a 3-bedroom, the 3rd bedroom was built as an open-concept dining room (now used as a den), creating a much larger living space with wall to wall windows. Kitchen was upgraded with rich custom wood cabinetry, limestone backsplash & generous two-tiered eat-in island with seating for four. Hardwood floors run throughout, with 2 large bedrooms and in-unit laundry & storage. Primary suite is oversized w/ room for a King sized bed, large walk-in closet & full ensuite bath. Guest bedroom and 2nd main bath with an air-jet soaker tub & glass shower. A Daikin ductless heat pump keeps the unit comfortable year-round with efficient heating & A/C. The condo corporation here is exceptionally well run with lawn care, snow removal, water, and exterior maintenance handled at \$425/month inclusive condo fees, giving you a true lock-it-and-leave-it lifestyle. Steps from amenities, fabulous breakfast restaurant and the brand new Namaste restaurant, a skip to the highway and 5 mins from uptown, downtown and Universities. If you've been looking for low-maintenance living and a condo that doesn't feel like every other one on the market? This is the one.

**Directions:** Bishop Drive to Lian Street, left onto 165 Valcour, directly beside the park

Property Type:	<b>Residential</b>	Basement:	<b>None</b>
Residential Style:	<b>Single-Family Attached</b>	Foundation:	<b>Concrete</b>
Style:	<b>Apartment</b>	Exterior:	<b>Brick</b>
Level Type:	<b>1 Level</b>	Exterior Features:	<b>Balcony, Sprinkler System, Thermo Windows</b>
Flooring:	<b>Ceramic, Cushion, Wood</b>		

Interior Features:	<b>Air Exchanger, Ensuite, Fitness Room, Intercom, Jet Bath, Laundry – Main Floor, Microwave Rangehd, Primary – Main Floor</b>	Roof:	<b>Asphalt Shingle</b>
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Accessory Building:		Land Features:	<b>Landscaped, Wooded/Treed</b>
Water/Plumbing:	<b>Municipal</b>	Sewer:	<b>Municipal</b>
Heating/Mechanical:	<b>Air - Ductless, Baseboard, Electric, Heat Pump - Ductless</b>	Services:	<b>200 AMP, Bus Service, Electricity - Breakers, Fire Hydrant, Garb Pick-Up, Internet - High Speed, Recycling Pick-Up</b>

Driveway:	<b>Asphalt, Parking Spaces, Paved</b>	Garage Type:	
Access:	<b>Paved Road, Year Round Municipal Road</b>	Garage Details:	
Rental Equipment:	<b>Hot Water Tank</b>	Land Use:	

**Inclusions:** Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer  
**Exclusions:** Living room curtains, stand up freezer in storage room

Bedrooms:	<b>2 \ 0</b>	Bathrooms:	<b>2 \ 0</b>
Rental Income:	<b>Potential</b>	Waterfront Features:	
Waterfront Name:		Waterfront YN:	<b>No</b>
Road:		PCDS:	<b>Yes</b>
Survey Y/N:	<b>Yes</b>	Sign:	<b>No</b>
Documents:	<b>Financial Statements , Property Disclosure Cond Stmt, Restricted Covenants , Survey</b>		
Property Size:	<b>Unknown</b>		
Site Influence:	<b>Public Parking, Public Transportation, Recreation Nearby, School(s) Nearby, Shopping Nearby</b>		

Floor	Room	Size	Floor	Room	Size
<b>Main Floor</b>	<b>Kitchen</b>	<b>12' 5" x 14' 5"</b>	<b>Main Floor</b>	<b>Dining Nook</b>	<b>12' 0" x 9' 7"</b>
<b>Main Floor</b>	<b>Living Room</b>	<b>15' 5" x 15' 0"</b>	<b>Main Floor</b>	<b>Den/Office</b>	<b>11' 10" x 10' 6"</b>
<b>Main Floor</b>	<b>Primary Bedroom</b>	<b>14' 3" x 12' 0"</b>	<b>Main Floor</b>	<b>Ensuite Bath (pieces 1-6)</b>	<b>9' 0" x 7' 2"</b>
<b>Main Floor</b>	<b>Bedroom</b>	<b>10' 0" x 12' 0"</b>	<b>Main Floor</b>	<b>Bath (pieces 1-6)</b>	<b>10' 6" x 10' 6"</b>
<b>Main Floor</b>	<b>Storage</b>	<b>10' 8" x 8' 6"</b>			

Assessment:	<b>256,500</b>	Taxes:	<b>3088.92 (2026)</b>
Monthly Condo Fee:	<b>425</b>	Mobile/Leased Lnd Fees:	

**Listing Company:** [Royal LePage Atlantic](#)

**05, May, 2026**

**Compliments of: Karen Syroid -Royal LePage Atlantic**  
**Royal LePage Atlantic**  
**Phone: (506) 260-1880**  
**Email: [karen@syroidgroup.com](mailto:karen@syroidgroup.com)**



# RESALE CONDOMINIUM DISCLOSURE

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 unit #: 324 (as per SNB) Civic address: 165 Valcour Fredericton NB E3C0H5

Name of Condominium Corporation: Condominium Corporation, # 648601

Buyer: \_\_\_\_\_

Seller: Patricia Brewer & Perley Brewer

## 1. DOCUMENTATION

- (a) The Seller shall, within five (5) days of acceptance of this agreement, furnish the Buyer or Buyer's Agent with:
  - i. the Declaration, Bylaws and Common Elements Rules & Regulations;
  - ii. any changes since incorporation, or proposed changes to the Declaration, Bylaws and Common Elements Rules & Regulations;
  - iii. the most recent version of the Reserve Fund Study (if applicable);
  - iv. the most recently reviewed/audited financial statement

## 2. ESTOPPEL CERTIFICATE

The Seller, at the Seller's expense, shall furnish the Buyer with an Estoppel Certificate within ten (10) days of acceptance of this Agreement. The Seller agrees to advise the Buyer should any of the information in the Estoppel Certificate change prior to the closing date. The Buyer, at the Buyer's expense, may request from the Seller or the Seller's Agent, an up-to-date Estoppel Certificate prior to closing.

## 3. CONDOMINIUM ADJUSTMENTS

- (a) As per the Declaration, a contribution to the Contingency Fund in the amount of \$ 750.00 will be paid by the Buyer to the Condominium Corporation at closing.
- (b) Monthly common expense fees are to be adjusted to the closing date. Monthly Condominium Fee: \$ 425.00
- (c) The Buyer and the Seller agree that any deficiency in the Reserve or Contingency Fund will be paid by the Seller on or before closing.
- (d) The Buyer and Seller acknowledges that contributions made to the Reserve or Contingency Fund by the Seller will remain the property of the Condominium Corporation.
- (e) The following exclusive use common elements are allocated to the unit:
  - i. 1 parking space(s), #s: 324
  - ii. \_\_\_\_\_ storage space(s), #s: \_\_\_\_\_
  - iii. Mail box #: 324
  - iv. Other: \_\_\_\_\_
- (f) The Seller warrants that the Seller has not received a notice convening a special or general meeting of the unit owners of the Condominium Corporation respecting the following matters:
  - i. the termination of the governance of the Condominium Property; or
  - ii. any substantial change in the assets or liabilities of the Condominium Corporation.

Dated at Dotloop, this 7th day of April, 20 26.

Signed and delivered in the presence of:

<i>Patricia Brewer</i>	dotloop verified 04/07/26 1:47 PM ADT YTV2-UU8P-HRRW-ZVTV
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SELLER **Patricia Brewer**

<i>Perley Brewer</i>	dotloop verified 04/07/26 2:08 PM ADT UW54-EXTF-4DNY-AMMA
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SELLER **Perley Brewer**

WITNESS

WITNESS

Dated at \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Buyer acknowledges having received a copy of all documents and information to be provided on this Resale Condominium Disclosure.

WITNESS

BUYER

WITNESS

BUYER



## 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: 324-165 Valcour Drive Fredericton NB E3C0H5

Seller: Patricia Brewer & Perley Brewer

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 7 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. <b>Source</b> (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 <b>YES</b> 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. <b>Type</b> (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. <b>Type of Wiring</b> (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. <b>Electrical Panel:</b> <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

<u>PB</u>	<u>PB</u>
04/07/26	04/07/26
1:47 PM ADT	2:08 PM ADT
dotloop verified	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? 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

			?	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?	<input checked="" type="checkbox"/> 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	?	<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: <sup>2020</sup> _____	Y	<input checked="" type="checkbox"/> N	?	N/A
C. Are the exterior walls insulated? Type: _____	<input checked="" type="checkbox"/> Y	N	?	N/A
D. Is the attic insulated? Type: _____	Y	N	<input checked="" type="checkbox"/> ?	N/A
E. Are the basement walls insulated? Type: _____	Y	N	?	<input checked="" type="checkbox"/> 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: \_\_\_\_\_

	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: \_\_\_\_\_ **Water Heater rented from NB Power**

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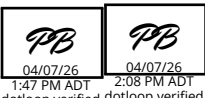
**8. ZONING AND PERMITS**

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



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?	<input checked="" type="checkbox"/> Y	N	?	N/A
D. Have all necessary improvements been inspected and signed off on by an authorized Federal, Provincial or Municipal inspector?	<input checked="" type="checkbox"/> Y	N	?	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
<input type="checkbox"/> Home owner tested <input type="checkbox"/> C-NRPP Professional Inspector tested <input type="checkbox"/> Long term test <input type="checkbox"/> 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	?	<input checked="" type="checkbox"/> N/A

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

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?

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
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
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
If YES, Details: _____				

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

	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
If YES, Details: _____				

Property designated as civic address: 324-165 Valcour Drive Fredericton NB E3C0H5

	YES	NO	DO NOT KNOW	DOES NOT APPLY
F. Are there any warranties currently in force with the property?	Y	N	X ?	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	X ?	N/A
If YES, details: _____				
H. Has there ever been any insurance claims made against the property?	Y	X N	?	N/A
If YES, details: _____				

**11. ADDITIONAL COMMENTS** (attach a schedule if needed):  
**Heat Pump was replaced in 2020.**

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 DotLoop, this 7th day of April, 20 26.

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
WITNESS

<i>Patricia Brewer</i>	dotloop verified 04/07/26 1:47 PM ADT XRAH-ZPA8-SVW6-L1F6
SELLER	<b>Patricia Brewer</b>

<i>Perley Brewer</i>	dotloop verified 04/07/26 2:08 PM ADT QVMT-PJ8W-DOXQ-5Z8G
SELLER	<b>Perley Brewer</b>

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

Dated at \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
BUYER