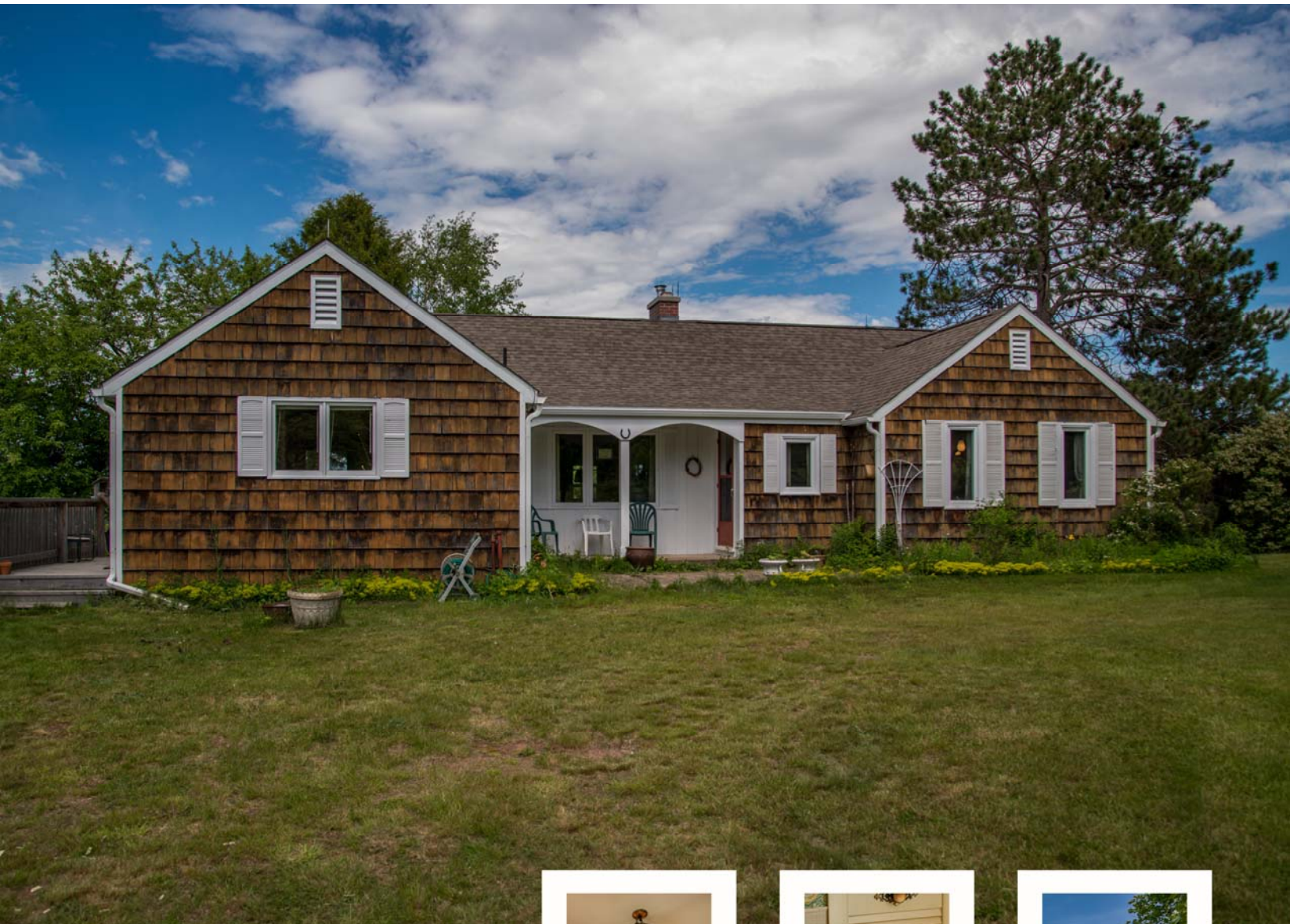




Welcome to

4485 Route 102, Queenstown





4485

Route 102, Queenstown, NB



Home Information and Additional Features

MLS Number 00950140

List Price \$199,900

Property Type Single Family

Bedrooms 2

Bathrooms 2

Square Footage 57X32

Lot Size 8.14 HECTARES

Approximate Age 45 Years

Location Queenstown

Address 4485 Route 102

- Central Air
- Deck/Patio
- Ensuite
- Fireplace
- Waterfront
- Year Round Road Access



<http://www.FrederictonHomes.com>

Home Description

Waterfront on almost 20 acres of property – privacy, relaxation, & comfort! This well-maintained bungalow is suitable for summer camp or a year-round home. With plenty of windows comes natural light & a great view of Lake Otnabog & the surrounding nature. Enter the home to the huge, open-concept living & dining area. This large great room features a fireplace & sliding glass patio doors all along the front to a spectacular sitting area with a view of the fields & the water – the perfect place for coffee or BBQ. The large kitchen feels cozy with original, quality red cabinetry & a handy center island. It also provides entrance to the full basement & a side porch overlooking more of this fantastic property. On the other side of the home, find the large master bedroom with private ensuite bath, plus another great-sized bedroom & full bathroom. A detached double garage sits nearby & could easily be converted to a guest house. This rural gem is the perfect spot for rest & relaxation!





**RE/MAX EAST COAST ELITE Realty Ltd.,
Brokerage**

Rebecca Steeves

Real Estate Professional - Serving Fredericton &
Environs

RE/MAX Group Four Realty Ltd., Brokerage

(506) 476-2763 (Cellular)

rebeccasteeves@remax.net

<http://www.FrederictonHomes.com>



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4485



Route 102, Queenstown, NB

MLS® # 00950140

QUEENSTOWN 4485 ROUTE 102











Price: **199,900**
Status: **Active**

Pan#: **00950140**

Legal Descr.:
Address: **4485 ROUTE 102**
City: **QUEENSTOWN, E5M 1Z5**

Side of Road:
Lot Size : **8.14 HECTARES**
Building Dimensions: **57X32**
Elem Schl:
District: **ORO**
Sub-Dist: **C4**
Zoning:
Sec. School:

Possession:

Public Information

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Directions

Take Route 102, approximately 24km pass Gagetown.

Type: **Single Family Bungalow**
Style:
Title to Land: **Freehold**
Property Size: **10.0 - 49.99 Acres**
Land Features: **Landscaped, Stream/Pond, Wooded/Treed**
Access: **Boat Access, Year Round Road Access**
Documents: **PCDS**

Heating: **Oil, Wood, Forced Air**
Garage Type: **Detached, Double**
Water: **Well**
Sewer: **Septic**
Services: **Electricity, Telephone**
Rental Equipm.: **Water Heater**

Exterior: **Wood**
Driveway: **Gravel**
Foundation: **Concrete, Partially Developed, Full**
Features: **Deck/Patio, Central Air, Fireplace(s), Ensuite**
Roof: **Asphalt Shingle**
Flooring: **Cushion, Lino**

Inclusions / Exclusions

Bedrooms: **2**
Bathrooms: **2 **
Rental Income:
Approx. Bld Age: **47**

Sign: **no**
Lockbox: **no** **Disclosure no**
Road:
On Land Titles: **YES**

Garage : **Yes** Gar.Details: **22.2X19**
Water Access: **Yes** Water: **WATER FRONT 800FT.**
Building Colour: **WOOD**

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	FOYER	8.04X6.36	MAIN FLOOR	MASTER BEDROOM	18.35X12.3
MAIN FLOOR	KITCHEN	11.82X11.63	MAIN FLOOR	ENSUITE BATH (# pieces 1-6)	7.58X6.9
MAIN FLOOR	DINING ROOM	18.45X13.28	MAIN FLOOR	BEDROOM	14.84X11.67
MAIN FLOOR	LIVING ROOM	18.45X14.81	MAIN FLOOR	BATH (# pieces 1-6)	7.81X7.61

Assessment: **\$112900** Taxes: **\$1937 (20178)** Improvements:

Condo Fee: Mobile/Leased Land F:

Listing Office: **Re/Max East Coast Elite Realty** :



Compliments of: **REBECCA STEEVES: 506-476-2763**
E-mail: rebeccasteeves@remax.net
Website: <http://frederictonhomes.com>
Company Name: **RE/MAX East Coast Elite Realty: 506-452-9888**



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 brokers and agents and members of the Fredericton Real Estate Board assumes no responsibility for its accuracy.



Map Scale / Échelle cartographique 1 : 4400

While this map may not be free from error or omission, care has been taken to ensure the best possible quality. This map is a graphical representation of property boundaries which approximates the size, configuration and location of properties. It is not a survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area.

Même si cette carte n'est peut-être pas libre de toute erreur ou omission, toutes les précautions ont été prises pour en assurer la meilleure qualité possible. Cette carte est une représentation graphique approximative des terrains (limites, dimensions, configuration et emplacement). Elle n'a aucun caractère officiel et ne doit donc pas servir à la rédaction de la description officielle d'un terrain ni au calcul de ses dimensions exactes ou de sa superficie.



PAN Information

PAN:	950140	Status:	Open
Assessed Owner(s):		Mailing Address:	
Assessment Year:	2017	Postal Code:	E3B 2R9
Current Assessment:	\$112,900	Current Levy:	\$1,881.94
Location:	4485 PLEASANT VILLA	County:	Queens
Property Description:	HOUSE & LOT	Tax Class:	Fully Taxable
Property Type Code:	120	Property Type Name:	Residential Improved
Taxing Authority Code:	345	Neighborhood Code:	01
Taxing Authority Description:	L.S.D. of/D.S.L. de Hampstead	Neighborhood Description:	HAMPSTEAD LSD
Sequence Number:	A087	Sub Unit:	0
Harmonization:	COMPLETED (One to one match of parcels)	Farm Land Identification Program:	No
PID:	<u>45011079</u>	PID (2nd):	-
More PID(s):	No		

Sale Price Information

No Records returned

[PAN Report](#)



Developed by **caris**

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Parcel Information

PID:	45011079	County:	Queens
Status:	Active	Active Date/Time:	1981-08-07 00:00:00
Land Related Description:	Land	Management Unit:	NB0906
Area:	8.14	Area Unit:	Hectares
Date Last Updated:	2014-12-15 14:13:00	Harmonization Status:	Harmonized
Land Titles Status:	Land Titles	Land Titles Date/Time:	2014-12-15 14:12:53
Date of Last CRO:	2014-12-15 14:12:54	Manner of Tenure:	Joint Tenants
Land Gazette Information:	No		

Description of Tenure:

Public Comments:

MAP / CARTE 0545675066100, 1045700066100

[View Map](#)
[View Parcel Description](#)
[PID Report](#)
[Land Gazette](#)

Parcel Interest Holders

Qualifier	Interest Type
	Owner
	Owner
	Owner
	Owner

Assessment Reference

PAN	PAN Type	Taxing Authority Code	Taxing Authority
00950140		345	L.S.D. of/D.S.L. de Hampstead

Parcel Locations

4485 ROUTE 102 MLS#00950140

 **239,900**



SINGLE
FAMILY



45



2



2



1



\$1,882

LISTING AGENT



REBECCA STEEVES

(506) 452-9888

REBECCASTEEVES@REMAX.NET

[HTTP://FREDERICTONHOMES.COM/](http://frederictonhomes.com/)

SEE MORE



SEE PHOTOS AND GET
MORE DETAILS ONLINE

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QUEENSTOWN, NB, E5M 1Z5 QUEENSTOWN



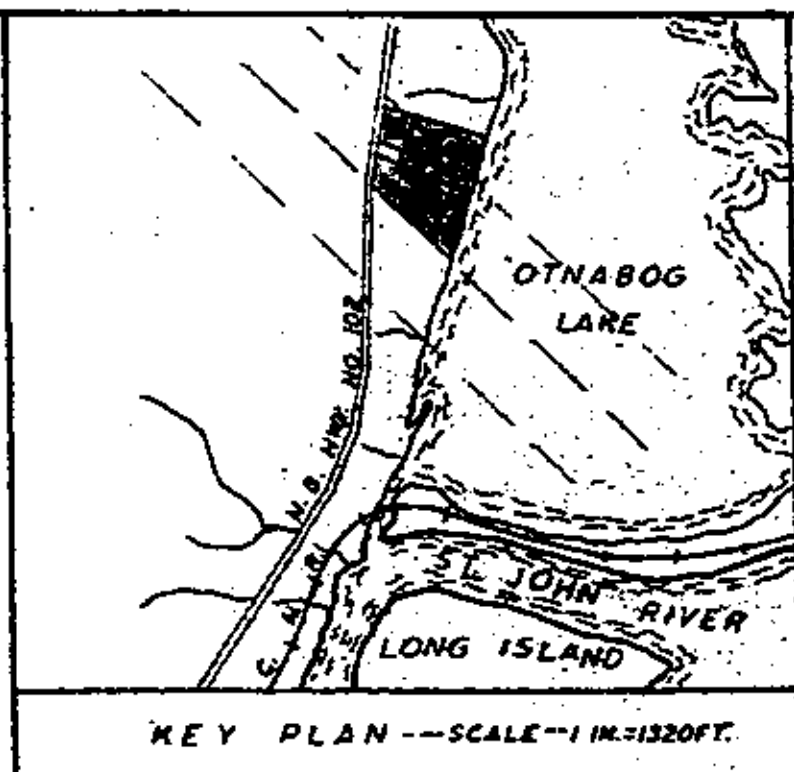
[OS.REMAX.CA/4EB714F8FE.HTML](https://os.remax.ca/4EB714F8FE.HTML)



NOTE: N.B. CO-ORDINATE GRID INFORMATION NOT YET AVAILABLE.

MERRILL McCONCHIE PROPERTY

N. 58° 08' 10" E. --- 1325.8' OLD WIRE FENCE LINE



DEED NO. 36,656 -- WYNNE TO F.P. COOMBS

LOT "A"

AREA: 19.183 ACRES

DOUGLAS G. MAYES PROPERTY
DEED NO. 40854

AGREEMENT DATED JUNE 26, 1940

TUFTS TO F.P. COOMBS

LOT "B"

AREA: 18.413 ACRES

SCHEDULE OF DEEDS:

- ANDREW J. TUFTS TO F. PATTERSON COOMBS -- AGREEMENT DATED JUNE 26, 1940 (DEED REGISTERED.)
- CAMPBELL WYNNE TO F. PATTERSON COOMBS -- DEED DATED JAN. 13, 1944, DEED NO. 36,656, BOOK W4, P. 412.
- DUNCAN HAYES TO F. PATTERSON COOMBS -- DEED DATED AUGUST 22, 1944, DEED NO. 36,678, BOOK X-4, P. 140.

Alan A. Hicks
OWNER'S AGENT

GEORGE McAVITY PROPERTY

CROWN GRANT NO. 25
GRANTED TO JOHN REMSEN

CROWN GRANT NO. 24
GRANTED TO JOSEPH NICHOLSON

SUB-DIVISION PLAN
F. PATTERSON COOMBS SUB-DIVISION
QUEENSTOWN,
PARISH OF HAMPSHIRE, QUEENS CO. N.B.
SCALE: 1 IN. = 100 FT.

JUNE 24, 1972

ALAN A. HICKS
CERTIFIED CORRECT



1799
October 29 1972
2:30 pm
H. J. HARRIS
Registrar