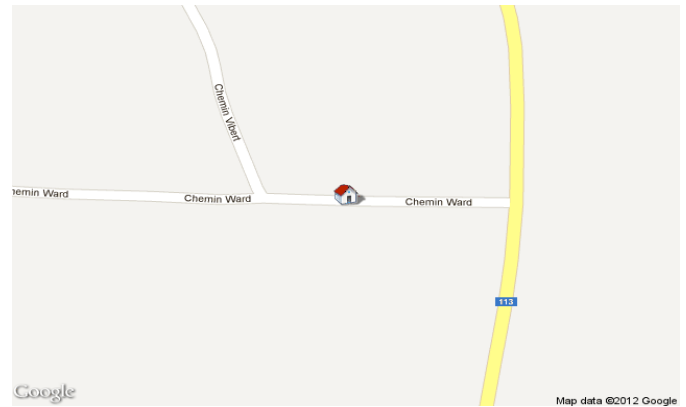




**PROPERTY ADDRESS** 67 Chemin Ward  
Miscou Island, NB

**PHONE** 506-258-9254



**PROPERTY DESCRIPTION**

Farm on Miscou Island / Close to the beautiful beach of Miscou Island ... One of the finest of New Brunswick Kitchen: birch cabinets, double sink, dishwasher, electric stove and refrigerator included. Also included, a set of dining-room and the lounge chairs. Exceptional view at the show. Fireplace in the dining-room. Possibility to install a stove / fireplace. Well equipped with an electric pump and a hand pump in case of power failure. New roof in 2009 Plot no neighbors behind, closed,[...]

**THE COMPLETE DESCRIPTION OF THIS PROPERTY, CAN BE VIEWED ONLINE AT [COMFREE.COM/95138](http://COMFREE.COM/95138)**

**INCLUDED**

Please ask Seller

**EXCLUDED**

Please ask Seller

**RENTED / LEASED EQUIPMENT**

Please ask Seller

**THE COMFREE SYSTEM FOR BUYING THIS HOME IS EASY. THERE ARE JUST A FEW SIMPLE STEPS:**

**1. BE PRE-QUALIFIED BY A MORTGAGE PROFESSIONAL**

Prior to making an offer, it's in your and the vendor's best interest that you be pre-qualified for a mortgage. If you are not already or want to ensure you really have the best rate, please contact one of our Mortgage partner. There is no obligation and they will give you the best possible rate.

**2. MAKE A FORMAL OFFER IN WRITING**

Bring this booklet to your lawyer. It contains all the information he or she will need to complete your offer.

**3. PRESENT YOUR OFFER TO THE SELLER**

Deliver your offer to the seller, with a deposit cheque made out in trust to the seller's lawyer.

**4. WAIT FOR A RESPONSE FROM THE SELLER**

At this point, the seller has the option of accepting, rejecting or countering your offer. He or she will have a certain amount of time (as specified in your offer) to consider your proposal. Once a decision has been made, you will be called.



## ROOM DIMENSIONS

<b>Basement</b>	26x34 ft (7.9x10.4 m)
<b>Bathroom</b>	8x14 ft (2.4x4.3 m)
<b>Bedroom 1 (Master)</b>	13x18 ft (4.0x5.5 m)
<b>Bedroom 2</b>	9x14 ft (2.7x4.3 m)
<b>Bedroom 3</b>	10x14 ft (3.0x4.3 m)
<b>Kitchen</b>	13x19 ft (4.0x5.8 m)
<b>Living room</b>	14x19 ft (4.3x5.8 m)

## TECHNICAL INFORMATION

<b>Property Type</b>	Bungalow
<b>Half Bath(s)</b>	1
<b>Lot Dimensions</b>	180X350 ft
<b>Year Of Construction</b>	1982
<b>Bathrooms (total)</b>	1
<b>Bedrooms (total)</b>	3
<b>Levels (basement Excl.)</b>	1
<b>Building Dimensions</b>	26X54 ft
<b>Property Style</b>	4 seasons
<b>Monthly Property Taxes</b>	\$50.83