

ROYAL LEPAGE ORIGINE

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Saint-Jean-sur-Richelieu / Iberville

185, 13e Avenue

Near Rue Champagnat

28046736 - Source : ROYAL LEPAGE ORIGINE, Real Estate Agency



Bungalow very well maintained in a highly sought area of St-Jean, ****Sacré-Coeur**** neighborhood. Near Highway 35, primary and secondary schools. This property has 3 bedrooms on the main floor and one in the basement. Beautiful large rooms like the living room and dining room. A large lot (nearly 8000 sq. Ft.) Street corner. Rare!

Addenda

Property well maintained and renovated with care over the years.

Located in a very sought after area **** Sacré Coeur **** Iberville.

Main floor: offers a large living room open to the dining room, beautiful windows, high brightness and slatted floor. Kitchen with a dining area, nice counter space and lots of cabinets.

Three bedrooms, all with slatted floors, one currently used as an office (without closet). Bathroom with bath & shower incorporated.

In the basement: Very large family room with a Godin fuel oil stove. A good size bedroom. A large laundry room and a workshop offering lots of storage.

The lot is located on a corner, beautiful frontage on 13th Avenue and parking access on Champagnat Street.

Family neighborhood and ideal for your family.

Close to schools, parks, bike path, grocery store ...

Easy access for Highway 35.

For sale : 239 000 \$

Category	Residential
Style	Bungalow
Rooms	11
Bedrooms	4 (1 in basement)
Bathrooms	1

Building

	1956 (62 years)
Front	38.1 feet
Depth	31.5 feet

Lot

Front	23.1 meters
Depth	38.8 meters
Area	722.5 square meters

Evaluation (2015)

Building	115 200 \$
Lot	89 300 \$
Total:	204 500 \$

Expenses

	Monthly	Yearly
Municipal Taxes (2018)	187 \$	2 240 \$
School taxes (2017)	49 \$	587 \$
Total:	236 \$	2 827 \$

Features

Basement	Partially finished, 6 feet and over
Cupboard	Thermoplastic
Driveway	Asphalt
Equipment available	Central vacuum cleaner system installation, Central air conditioning
Foundation	Poured concrete
Hearth stove	Oil stove
Heating energy	Electricity
Heating system	Air circulation
Parking	4 Outdoor
Proximity	Elementary school, Bicycle path, Public transport, Park - green area
Roofing	Asphalt shingles
Sewage system	Municipal sewer
Siding	Brick
Water supply	Municipality
Window type	Sliding, Crank handle
Windows	PVC
Zoning	Residential

Rooms

	Level	Dimensions
Kitchen Floor: Ceramic tiles	Ground floor	12'6" x 11'
Dining room Floor: Wood	Ground floor	12'9" x 10'
Living room Floor: Wood	Ground floor	12'9" x 15'10"
Master bedroom Floor: Wood	Ground floor	11' x 10'6"
Bedroom Floor: Wood	Ground floor	10'2" x 10'5"
Bedroom Floor: Wood	Ground floor	7'7" x 10'2"
Bathroom Floor: Ceramic tiles	Ground floor	7' x 4'10"
Bedroom Floor: Floating floor	Basement	13'5" x 10'7"
Family room Floor: Floating floor	Basement	14'7" x 21'10"
Laundry room Floor: Concrete	Basement	14'3" x 17'4"
Workshop Floor: Concrete	Basement	15'2" x 17'4"