

Simon-Pierre Poirier

Residential and Mortgage Real Estate Broker

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Brossard / Street names (R)

9210, Crois. Roussel

Near Rivard

28589162 - Source : *UNIQUE MAISON DE COURTAGE, Real Estate Agency*



Magnificent cottage on a circle of 5 bedrs,2.5 baths, driveway and entrance are all uni stonewall 4 exterior walls are brick, new inground pool (salt) june 2019,a nice back yard without any rear neighbours,kitchen has been redone, 3 chimneys (living room, dinning room, basement), 9 ft ceiling in basement

Included

Christal light fixture in living room (3000\$), all fixtures, dishwasher,all pool equipments

Addenda

Magnificent cottage on a circle of 5 bedrs,2.5 baths, driveway and entrance are all uni stonewall 4 exterior walls are brick, new inground pool (salt) june 2019,a nice back yard without any rear neighbours,kitchen has been redone, 3 chimneys (living room, dinning room, basement), 10 ft ceiling in basement

For sale : 779 000 \$

| | |
|---------------------|--------------------|
| Category | Residential |
| Style | Two or more storey |
| Rooms | 11 |
| Bedrooms | 5 (1 in basement) |
| Bathrooms | 2 |
| Powder rooms | 1 |

| | |
|-----------------|-----------------|
| Building | |
| | 1990 (29 years) |
| Front | 33 feet |
| Depth | 49 feet |

| | |
|------------------------|------------------|
| Lot | |
| Front | 52.5 feet |
| Depth | 98 feet |
| Area | 5166 square feet |
| Water area name | Municipalite |

| | |
|--------------------------|-------------------|
| Evaluation (2019) | |
| Building | 344 600 \$ |
| Lot | 144 000 \$ |
| Total: | 488 600 \$ |

| | | |
|-------------------------------|----------------|-----------------|
| Expenses | | |
| | Monthly | Yearly |
| Energy cost | 420 \$ | 5 040 \$ |
| Other taxes (2018) | 15 \$ | 182 \$ |
| Municipal Taxes (2019) | 272 \$ | 3 259 \$ |
| School taxes (2018) | 66 \$ | 788 \$ |
| Total: | 772 \$ | 9 269 \$ |

Features

| | |
|-----------------------------|---|
| Basement | 6 feet and over |
| Distinctive features | No neighbours in the back, Cul-de-sac |
| Driveway | Plain paving stone |
| Foundation | Poured concrete |
| Garage | Fitted, Single width |
| Hearth stove | Wood fireplace |
| Heating energy | Electricity |
| Heating system | Electric baseboard units |
| Landscaping | Fenced |
| Parking | 4 Outdoor, Garage |
| Pool | Inground |
| Proximity | Highway, High school, Park - green area, Daycare centre, Elementary school, Hospital, Cegep, Public transport, Bicycle path, Golf |
| Rental appliances | Water heater |
| Roofing | Asphalt shingles |
| Sewage system | Municipal sewer |
| Topography | Flat |
| Water supply | Municipality |
| Window type | Crank handle |
| Windows | Wood |
| Zoning | Residential |

Rooms

| | Level | Dimensions |
|--|--------------|--------------|
| Bedroom Floor: Wood | Ground floor | 11' x 11' |
| Kitchen Floor: Ceramic tiles | Ground floor | 20' x 10' |
| Living room O Floor: Wood | Ground floor | 17' x 14'9" |
| Dining room O Floor: Wood | Ground floor | 17' x 12' |
| Family room O Floor: Floating floor | Basement | 33' x 16' |
| Bedroom Floor: Wood | 2nd floor | 16'3" x 10' |
| Solarium Floor: Ceramic tiles | Ground floor | 15' x 13' |
| Master bedroom Floor: Wood | 2nd floor | 14' x 14'10" |
| Bedroom Floor: Floating floor | Basement | 13' x 13' |
| Washroom Floor: Ceramic tiles | Ground floor | 9' x 7' |
| Bedroom Floor: Wood | 2nd floor | 10'8" x 9' |