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**Saint-Constant**

**280, Rue du Grenadier**

# 10000881 - Source : ROYAL LEPAGE MÉRITAS DU SUROÏT, Real Estate Agency

**Sold**



**For sale : 369 000 \$**

<b>Category</b>	Residential
<b>Style</b>	Two or more storey
<b>Type</b>	Semi-detached
<b>Rooms</b>	11
<b>Bedrooms</b>	4 (1 in basement)
<b>Bathrooms</b>	2
<b>Powder rooms</b>	1

<b>Building</b>	
	2018 (2 years)
<b>Front</b>	9.75 meters
<b>Depth</b>	6.23 meters
<b>Living area</b>	121.4 square meters

<b>Lot</b>	
<b>Front</b>	21.57 meters
<b>Depth</b>	8.28 meters
<b>Area</b>	178.6 square meters

<b>Evaluation (2020)</b>	
<b>Building</b>	248 200 \$
<b>Lot</b>	101 800 \$
<b>Total:</b>	<b>350 000 \$</b>

<b>Expenses</b>		<b>Monthly</b>	<b>Yearly</b>
<b>Common expenses/Rental</b>	99 \$	1 188 \$	
<b>Municipal Taxes (2019)</b>	267 \$	3 204 \$	
<b>School taxes (2019)</b>	39 \$	463 \$	
<b>Total:</b>	<b>405 \$</b>	<b>4 855 \$</b>	

## Features

<b>Basement</b>	6 feet and over, Finished basement
<b>Bathroom / Washroom</b>	Seperate shower
<b>Cupboard</b>	Melamine
<b>Driveway</b>	Asphalt
<b>Equipment available</b>	Ventilation system
<b>Foundation</b>	Poured concrete
<b>Garage</b>	Attached, Single width, Heated
<b>Heating energy</b>	Electricity
<b>Heating system</b>	Electric baseboard units
<b>Landscaping</b>	Landscape, Fenced
<b>Parking</b>	Garage, Outdoor
<b>Proximity</b>	High school, Park - green area, Elementary school, Highway, Public transport, Bicycle path
<b>Roofing</b>	Asphalt shingles
<b>Sewage system</b>	Municipal sewer
<b>Siding</b>	Brick, Vinyl
<b>Water supply</b>	Municipality
<b>Window type</b>	Crank handle, Sliding
<b>Windows</b>	PVC
<b>Zoning</b>	Residential

## Rooms

	Level	Dimensions
<b>Washroom</b> Floor: Ceramic tiles	Ground floor	5' x 3'10"
<b>Bedroom</b> Floor: Wood	2nd floor	9' x 9'
<b>Living room</b> Floor: Wood	Ground floor	11' x 13'
<b>Master bedroom</b> Floor: Wood	2nd floor	13' x 10'4"
<b>Hallway</b> Floor: Ceramic tiles	Ground floor	4' x 7'
<b>Dining room</b> Floor: Wood	Ground floor	12'9" x 9'
<b>Kitchen</b> Floor: Ceramic tiles	Ground floor	11' x 16'
<b>Bedroom</b> Floor: Wood	2nd floor	11' x 9'
<b>Bathroom</b> Floor: Ceramic tiles	Basement	6'8" x 6'4" (irregular)
<b>Bathroom</b> Floor: Ceramic tiles	2nd floor	8'2" x 9'3"
<b>Bedroom</b> Floor: Wood	Basement	8'10" x 12'