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**Mercier**  
**59, Rue Prud'homme**

Near St-Clément  
# 18725208 - Source : ROYAL LEPAGE MÉRITAS DU SUROÛT, Real Estate Agency

**Sold**



**For sale : 269 000 \$**

|                  |                   |
|------------------|-------------------|
| <b>Category</b>  | Residential       |
| <b>Style</b>     | Bungalow          |
| <b>Rooms</b>     | 9                 |
| <b>Bedrooms</b>  | 3 (1 in basement) |
| <b>Bathrooms</b> | 1                 |

|                 |                 |
|-----------------|-----------------|
| <b>Building</b> | 1992 (28 years) |
| <b>Front</b>    | 35 feet         |
| <b>Depth</b>    | 26 feet         |
| <b>Area</b>     | 910 square feet |

|              |                  |
|--------------|------------------|
| <b>Lot</b>   |                  |
| <b>Front</b> | 113 feet         |
| <b>Depth</b> | 56 feet          |
| <b>Area</b>  | 6404 square feet |

|                          |                   |
|--------------------------|-------------------|
| <b>Evaluation (2020)</b> |                   |
| <b>Building</b>          | 155 400 \$        |
| <b>Lot</b>               | 74 500 \$         |
| <b>Total:</b>            | <b>229 900 \$</b> |

|                               |                |                 |
|-------------------------------|----------------|-----------------|
| <b>Expenses</b>               | <b>Monthly</b> | <b>Yearly</b>   |
| <b>Municipal Taxes (2020)</b> | 202 \$         | 2 425 \$        |
| <b>School taxes (2019)</b>    | 26 \$          | 311 \$          |
| <b>Total:</b>                 | <b>228 \$</b>  | <b>2 736 \$</b> |

**Features**

|                            |  |
|----------------------------|--|
| <b>Basement</b>            | Finished basement, 6 feet and over   |
| <b>Bathroom / Washroom</b> | Seperate shower  |
| <b>Cupboard</b>            | Melamine   |
| <b>Driveway</b>            | Asphalt  |
| <b>Equipment available</b> | Ventilation system, Wall-mounted air conditioning  |
| <b>Foundation</b>          | Poured concrete  |
| <b>Heating energy</b>      | Electricity  |
| <b>Heating system</b>      | Electric baseboard units   |
| <b>Landscaping</b>         | Landscape  |
| <b>Proximity</b>           | Public transport, Park - green area, Daycare centre, High school, Hospital, Highway, Elementary school, Golf |
| <b>Roofing</b>             | Asphalt shingles   |
| <b>Sewage system</b>       | Municipal sewer  |
| <b>Siding</b>              | Brick, Vinyl   |
| <b>Topography</b>          | Flat   |
| <b>Water supply</b>        | Municipality   |
| <b>Window type</b>         | Crank handle, Sliding  |
| <b>Windows</b>             | PVC  |
| <b>Zoning</b>              | Residential  |

**Rooms**

|   | Level        | Dimensions   |
|---|--------------|--------------|
| <b>Hallway</b><br>Floor: Ceramic tiles            | Ground floor | 4' x 4'      |
| <b>Master bedroom</b><br>Floor: Parquetry         | Ground floor | 13' x 14'    |
| <b>Family room</b><br>Floor: Carpet               | Basement     | 32' x 11'    |
| <b>Bathroom</b><br>Floor: Ceramic tiles           | Ground floor | 10' x 7'9"   |
| <b>Bedroom</b><br>Floor: Parquetry                | Ground floor | 11'8" x 9'9" |
| <b>Living room</b><br>Floor: Parquetry            | Ground floor | 11' x 12'    |
| <b>Kitchen</b><br>Floor: Flexible floor coverings | Ground floor | 8' x 12'6"   |
| <b>Bedroom</b><br>Floor: Floating floor           | Basement     | 15'7" x 14'  |
| <b>Dining room</b><br>Floor: Parquetry            | Ground floor | 7'6" x 12'6" |



