



Luc Jodoin  
 Real Estate Broker  
**D5962**  
**Phone :** 514-214-8333  
**Other :** 450-691-6556  
**Fax :** 450-691-1946  
**Email :** jodoinluc@videotron.ca  
**Website :** http://lucjodoin.com

**Mercier**

**121, Rue Marleau**

# 27798449 - Source : ROYAL LEPAGE MÉRITAS DU SUROÏT, Real Estate Agency

**Sold**



Spacious, sunny and well ventilated house, ideal for a big family. Includes 4 bedrooms in total, with 3 on the same floor, as well as 2 full bathrooms. Possibility of bi-generation. Upscale, peaceful area, near schools and services. Very large lot of 38,740sqft, with no rear neighbor. Minimum of 10 parking spaces in the driveway.

**Included**

Blinds, curtains, dishwasher, central vacuum.

**Addenda**

Generator

**For sale : 539 000 \$**

<b>Category</b>	Residential
<b>Style</b>	Two or more storey
<b>Rooms</b>	13
<b>Bedrooms</b>	4 (1 in basement)
<b>Bathrooms</b>	2

**Building**

	1987 (33 years)
<b>Front</b>	17.09 meters
<b>Depth</b>	10.64 meters
<b>Living area</b>	2675 square feet

**Lot**

<b>Front</b>	167 feet
<b>Depth</b>	232 feet
<b>Area</b>	56690 square feet

**Evaluation (2017)**

<b>Building</b>	350 400 \$
<b>Lot</b>	79 700 \$
<b>Total:</b>	<b>430 100 \$</b>

**Expenses**

	Monthly	Yearly
<b>Municipal Taxes (2019)</b>	325 \$	3 901 \$
<b>School taxes (2019)</b>	52 \$	628 \$
<b>Total:</b>	<b>377 \$</b>	<b>4 529 \$</b>

## Features

<b>Basement</b>	Finished basement, 6 feet and over
<b>Bathroom / Washroom</b>	Seperate shower
<b>Cupboard</b>	Other
<b>Distinctive features</b>	No neighbours in the back
<b>Driveway</b>	Double width or more, Asphalt
<b>Equipment available</b>	Ventilation system, Central vacuum cleaner system installation
<b>Foundation</b>	Poured concrete
<b>Garage</b>	Attached, Heated
<b>Hearth stove</b>	Wood burning stove
<b>Heating energy</b>	Electricity
<b>Heating system</b>	Space heating baseboards
<b>Landscaping</b>	Landscape
<b>Parking</b>	12 Outdoor, Garage
<b>Proximity</b>	Elementary school, Public transport, Park - green area, High school
<b>Roofing</b>	Asphalt shingles
<b>Sewage system</b>	Septic tank, Purification field
<b>Siding</b>	Vinyl, Brick
<b>Water supply</b>	Artesian well
<b>Window type</b>	Crank handle, Sliding
<b>Windows</b>	Aluminum
<b>Zoning</b>	Residential

## Rooms

	Level	Dimensions
<b>Bathroom</b> Floor: Ceramic tiles	2nd floor	10' x 19'
<b>Bathroom</b> Floor: Ceramic tiles	Ground floor	8' x 10'
<b>Bedroom</b> Floor: Wood	2nd floor	11' x 12'5"
<b>Master bedroom</b> Floor: Wood	2nd floor	14' x 19'
<b>Bedroom</b> Floor: Wood	2nd floor	10'9" x 12'6"
<b>Family room</b> Floor: Floating floor	Basement	25' x 13'
<b>Living room</b> Floor: Wood	Ground floor	16' x 16'
<b>Bedroom</b> Floor: Floating floor	Basement	10' x 15'
<b>Salle de séjour</b> Floor: Wood	Ground floor	10' x 15'
<b>Storage</b> Floor: Concrete	Basement	14' x 13'5"
<b>Salle cinéma maison</b> Floor: Wood	2nd floor	18'5" x 21'5"
<b>Kitchen</b> Floor: Ceramic tiles	Ground floor	14' x 10'
<b>Dining room</b> Floor: Wood	Ground floor	11' x 13'9"