



Luc Jodoin  
 Residential and Commercial 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**  
**11, Rue des Frênes**

Near St-Denis  
 # 14079635 - Source : ROYAL LEPAGE VILLAGE, Real Estate Agency

**Sold**



<b>Category</b>	Residential
<b>Style</b>	Two or more storey
<b>Rooms</b>	14
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Powder rooms</b>	1

**Building**

	1995 (29 years)
<b>Front</b>	32 feet
<b>Depth</b>	24 feet
<b>Area</b>	2434 square feet

**Lot**

<b>Front</b>	73 feet
<b>Depth</b>	47 feet
<b>Area</b>	6522 square feet

**Evaluation (2024)**

<b>Building</b>	394 500 \$
<b>Lot</b>	153 200 \$
<b>Total:</b>	<b>547 700 \$</b>

**Expenses**

	Monthly	Yearly
<b>Municipal Taxes (2024)</b>	382 \$	4 583 \$
<b>School taxes (2024)</b>	40 \$	478 \$
<b>Total:</b>	<b>422 \$</b>	<b>5 061 \$</b>

## Features

<b>Basement</b>	6 feet and over, Finished basement
<b>Bathroom / Washroom</b>	Seperate shower
<b>Cupboard</b>	Wood
<b>Distinctive features</b>	Wooded lot: hardwood trees
<b>Driveway</b>	Plain paving stone
<b>Equipment available</b>	Central heat pump, Electric garage door, Wall-mounted heat pump, Central vacuum cleaner system installation
<b>Foundation</b>	Poured concrete
<b>Garage</b>	Heated, Attached, Single width
<b>Hearth stove</b>	Wood fireplace
<b>Heating energy</b>	Electricity, Wood
<b>Heating system</b>	Electric baseboard units, Air circulation
<b>Landscaping</b>	Landscape, Land / Yard lined with hedges, Fenced
<b>Parking</b>	Garage, 4 Outdoor
<b>Proximity</b>	Daycare centre, High school, Hospital, Highway, Elementary school, Golf, Public transport, Park - green area
<b>Roofing</b>	Asphalt shingles
<b>Sewage system</b>	Municipal sewer
<b>Siding</b>	Vinyl, Brick
<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>Kitchen</b> Floor: Ceramic tiles	Ground floor	13' x 11'4"
<b>Bathroom</b> Floor: Ceramic tiles	2nd floor	12'6" x 12'
<b>Bedroom</b> Floor: Wood	2nd floor	11'10" x 11'
<b>Home office</b> Floor: Wood	2nd floor	12' x 13'
<b>Bedroom</b> Floor: Wood	2nd floor	10'8" x 12'
<b>Storage</b> Floor: Floating floor	Basement	6' x 12' (irregular)
<b>Family room</b> Floor: Floating floor	Basement	21'6" x 31'5"
<b>Living room</b> Floor: Ceramic tiles	Ground floor	23' x 13'
<b>Dining room</b> Floor: Ceramic tiles	Ground floor	12' x 15'
<b>Family room</b> O Floor: Ceramic tiles	Ground floor	22' x 13'
<b>Hallway</b> Floor: Ceramic tiles	Ground floor	16' x 11'
<b>Washroom</b> Floor: Ceramic tiles	Ground floor	6' x 5'4"
<b>Primary bedroom</b> Floor: Wood	2nd floor	21' x 10'
<b>Bathroom</b> Floor: Ceramic tiles	Basement	12'6" x 12'