



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
22, Rue de Vanier

Near Vervais
 # 14666534 - Source : ROYAL LEPAGE MÉRITAS DU SUROÛT, Real Estate Agency

Sold



Category	Residential
Style	Bungalow
Rooms	15
Bedrooms	7 (4 in basement)
Bathrooms	2

Building	
	1978 (45 years)
Front	50 feet
Depth	31.8 feet
Living area	2066 square feet

Lot	
Front	60 feet
Depth	99 feet
Area	5955 square feet

Evaluation (2020)	
Building	265 700 \$
Lot	95 700 \$
Total:	361 400 \$

Expenses		Monthly	Yearly
Municipal Taxes (2022)		267 \$	3 209 \$
School taxes (2022)		25 \$	303 \$
Total:		293 \$	3 512 \$

Features

Basement	Finished basement, 6 feet and over
Bathroom / Washroom	Seperate shower
Cupboard	Melamine
Driveway	Asphalt
Equipment available	Electric garage door, Wall-mounted air conditioning, Alarm system
Foundation	Poured concrete
Garage	Single width, Heated, Attached
Heating energy	Electricity
Heating system	Electric baseboard units
Landscaping	Landscape, Fenced
Parking	4 Outdoor, Garage
Pool	Above-ground, Heated, Other
Proximity	Elementary school, Golf, Public transport, Park - green area, Daycare centre, High school, Hospital, Highway
Roofing	Asphalt shingles
Sewage system	Municipal sewer
Siding	Stone, Brick, Aluminum
Topography	Flat
Water supply	Municipality
Window type	Sliding, Crank handle
Windows	PVC
Zoning	Residential

Rooms

	Level	Dimensions
Cellar / Cold room Floor: Other	Basement	9' x 7'
Bathroom Floor: Ceramic tiles	Ground floor	9' x 8'
Primary bedroom Floor: Floating floor	Ground floor	13' x 12'
Bedroom Floor: Floating floor	Basement	11' x 12'
Bathroom Floor: Ceramic tiles	Basement	8' x 5'
Bedroom Floor: Wood	Ground floor	10' x 10'
Bedroom Floor: Wood	Ground floor	10' x 10'
Kitchen Floor: Ceramic tiles	Ground floor	12' x 9'
Bedroom Floor: Floating floor	Basement	12' x 8'
Den Floor: Wood	Ground floor	13' x 13'
Living room Floor: Floating floor	Ground floor	13' x 21'
Dining room Floor: Ceramic tiles	Ground floor	14' x 12'
Bedroom Floor: Other	Basement	12' x 12'
Bedroom Floor: Floating floor	Basement	12' x 12'
Family room Floor: Other	Basement	21' x 12'