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**Saint-Urbain-Premier**

**455, Rg Double**

# 14701377 - Source : ROYAL LEPAGE VILLAGE, Real Estate Agency

**Country house**



Sale without legal warranty at the risk and peril of the buyer.

**For sale : 469 900 \$**

<b>Category</b>	Residential
<b>Style</b>	Two or more storey
<b>Rooms</b>	7
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1

**Building**

	1850 (174 years)
<b>Front</b>	32 feet
<b>Depth</b>	29 feet
<b>Area</b>	1856 square feet

**Lot**

<b>Front</b>	151 feet
<b>Depth</b>	335 feet
<b>Area</b>	53819 square feet

**Evaluation (2023)**

<b>Building</b>	208 300 \$
<b>Lot</b>	110 400 \$
<b>Total:</b>	<b>318 700 \$</b>

**Expenses**

	Monthly	Yearly
<b>Municipal Taxes (2024)</b>	168 \$	2 014 \$
<b>School taxes (2024)</b>	21 \$	252 \$
<b>Total:</b>	<b>189 \$</b>	<b>2 266 \$</b>

## Features

<b>Basement</b>	6 feet and over, Unfinished
<b>Bathroom / Washroom</b>	Seperate shower
<b>Cupboard</b>	Wood
<b>Distinctive features</b>	No neighbours in the back, Wooded lot: hardwood trees
<b>Driveway</b>	Not Paved
<b>Equipment available</b>	Central heat pump
<b>Foundation</b>	Concrete block, Stone
<b>Garage</b>	Double width or more, Attached
<b>Hearth stove</b>	Wood burning stove
<b>Heating energy</b>	Electricity, Wood
<b>Heating system</b>	Electric baseboard units, Air circulation
<b>Landscaping</b>	Landscape
<b>Parking</b>	2 Garage, 6 Outdoor
<b>Proximity</b>	Park - green area, Daycare centre, Elementary school
<b>Roofing</b>	Tin
<b>Sewage system</b>	Septic tank
<b>Topography</b>	Flat
<b>View</b>	Panoramic
<b>Water supply</b>	Artesian well
<b>Window type</b>	Hung, Sliding, Crank handle
<b>Windows</b>	PVC
<b>Zoning</b>	Residential

## Rooms

	Level	Dimensions
<b>Bedroom</b> Floor: Wood	2nd floor	10'3" x 12'6"
<b>Kitchen</b> Floor: Wood	Ground floor	15' x 13'8"
<b>Primary bedroom</b> Floor: Linoleum	2nd floor	22' x 10'
<b>Bedroom</b> Floor: Carpet	2nd floor	9' x 11'9"
<b>Living room</b> Floor: Wood	Ground floor	10' x 11'5"
<b>Dining room</b> Floor: Wood	Ground floor	12' x 13'
<b>Bathroom</b> Floor: Linoleum	Ground floor	12' x 11'9"