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**Beauharnois**

**348, Rue St-André**

# 15050872 - Source : ROYAL LEPAGE MÉRITAS DU SUROÎT, Real Estate Agency

**Sold**



Large and luxurious bungalow on a big fenced lot, located next to the secondary school and daycare; very close to the aquatic center and the baseball field. Cherry wood cabinets up to the ceiling, 3 large bedrooms, 2 full bathrooms, as well as a large family room and an office in the basement. Large shed at the back.

**Included**

Blinds, curtains, central vacuum, shed and heat pump

**Excluded**

Dishwasher

**Addenda**

Shed 10x14  
 Fenced land  
 4 parking spaces  
 Central vacuum

\*There are no photos of the interior for personal reasons.  
 Tours will begin on January 3 at 1:00 p.m.\*

**For sale : 349 995 \$**

<b>Category</b>	Residential
<b>Style</b>	Bungalow
<b>Rooms</b>	12
<b>Bedrooms</b>	3 (1 in basement)
<b>Bathrooms</b>	2

**Building**

	2010 (11 years)
<b>Front</b>	32 feet
<b>Depth</b>	36 feet
<b>Living area</b>	1065 square feet

**Lot**

<b>Front</b>	67 feet
<b>Depth</b>	100 feet
<b>Area</b>	6187 square feet

**Evaluation (2020)**

<b>Building</b>	177 400 \$
<b>Lot</b>	89 600 \$
<b>Total:</b>	<b>267 000 \$</b>

**Expenses**

	Monthly	Yearly
<b>Municipal Taxes (2020)</b>	230 \$	2 764 \$
<b>School taxes (2020)</b>	20 \$	236 \$
<b>Total:</b>	<b>250 \$</b>	<b>3 000 \$</b>

## Features

<b>Basement</b>	6 feet and over, Finished basement
<b>Bathroom / Washroom</b>	Seperate shower
<b>Cupboard</b>	Wood
<b>Driveway</b>	Asphalt, Double width or more
<b>Equipment available</b>	Ventilation system, Central vacuum cleaner system installation, Wall-mounted heat pump
<b>Foundation</b>	Poured concrete
<b>Heating energy</b>	Electricity
<b>Heating system</b>	Electric baseboard units
<b>Landscaping</b>	Landscape, Fenced
<b>Parking</b>	4 Outdoor
<b>Proximity</b>	High school, Hospital, Elementary school, Golf, Public transport, Park - green area, Daycare centre
<b>Roofing</b>	Asphalt shingles
<b>Sewage system</b>	Municipal sewer
<b>Siding</b>	Vinyl, Brick, Aluminum
<b>Water supply</b>	Municipality
<b>Window type</b>	Hung, Sliding
<b>Windows</b>	PVC
<b>Zoning</b>	Residential

## Rooms

	<b>Level</b>	<b>Dimensions</b>
<b>Gym</b> Floor: Floating floor	Basement	10'8" x 8'6"
<b>Master bedroom</b> Floor: Wood	Ground floor	11'5" x 13'
<b>Bathroom</b> Floor: Ceramic tiles	Basement	10'7" x 8'
<b>Family room</b> Floor: Floating floor	Basement	21'5" x 14'3"
<b>Dining room</b> Floor: Wood	Ground floor	15'6" x 11'
<b>Living room</b> Floor: Wood	Ground floor	12'6" x 13'
<b>Storage</b> Floor: Concrete	Basement	7'6" x 7'2"
<b>Bedroom</b> Floor: Floating floor	Basement	14' x 12'
<b>Bedroom</b> Floor: Wood	Ground floor	9'5" x 10'
<b>Kitchen</b> Floor: Ceramic tiles	Ground floor	10'6" x 10'
<b>Home office</b> Floor: Floating floor	Basement	11'9" x 10'10"
<b>Bathroom</b> Floor: Ceramic tiles	Ground floor	10'10" x 8'8"