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**Mercier**

**1584, Boul. St-Jean-Baptiste**

# 17039337 - Source : ROYAL LEPAGE VILLAGE, Real Estate Agency

**Sold**



|                     |                   |
|---------------------|-------------------|
| <b>Category</b>     | Residential       |
| <b>Style</b>        | Bungalow          |
| <b>Rooms</b>        | 11                |
| <b>Bedrooms</b>     | 4 (1 in basement) |
| <b>Bathrooms</b>    | 1                 |
| <b>Powder rooms</b> | 1                 |

|                    |                  |
|--------------------|------------------|
| <b>Building</b>    | 1958 (68 years)  |
| <b>Front</b>       | 25 feet          |
| <b>Depth</b>       | 42 feet          |
| <b>Living area</b> | 1050 square feet |

|              |                   |
|--------------|-------------------|
| <b>Lot</b>   |                   |
| <b>Front</b> | 170 feet          |
| <b>Depth</b> | 300 feet          |
| <b>Area</b>  | 50599 square feet |

|                          |                   |
|--------------------------|-------------------|
| <b>Evaluation (2025)</b> |                   |
| <b>Building</b>          | 247 000 \$        |
| <b>Lot</b>               | 112 100 \$        |
| <b>Total:</b>            | <b>359 100 \$</b> |

|                               |                |                 |
|-------------------------------|----------------|-----------------|
| <b>Expenses</b>               | <b>Monthly</b> | <b>Yearly</b>   |
| <b>Municipal Taxes (2025)</b> | 193 \$         | 2 319 \$        |
| <b>School taxes (2025)</b>    | 20 \$          | 235 \$          |
| <b>Total:</b>                 | <b>213 \$</b>  | <b>2 554 \$</b> |

**Features**

|                            |   |
|----------------------------|---|
| <b>Basement</b>            | 6 feet and over, Finished basement  |
| <b>Bathroom / Washroom</b> | Seperate shower   |
| <b>Cupboard</b>            | Melamine  |
| <b>Driveway</b>            | Not Paved, Asphalt  |
| <b>Foundation</b>          | Poured concrete   |
| <b>Garage</b>              | Heated, Single width, Detached  |
| <b>Hearth stove</b>        | Wood fireplace, Wood burning stove  |
| <b>Heating energy</b>      | Wood, Electricity   |
| <b>Heating system</b>      | Electric baseboard units  |
| <b>Parking</b>             | 15 Outdoor, 2 Garage  |
| <b>Proximity</b>           | Daycare centre, Hospital, Bicycle path, High school, Public transport, Golf, Park - green area, Elementary school, Snowmobile trail |
| <b>Roofing</b>             | Asphalt shingles  |
| <b>Sewage system</b>       | Purification field, Septic tank   |
| <b>Siding</b>              | Brick   |
| <b>Water supply</b>        | Municipality  |
| <b>Window type</b>         | Sliding, Crank handle   |
| <b>Windows</b>             | PVC   |
| <b>Zoning</b>              | Residential, Agricultural   |

**Rooms**

|   | <b>Level</b> | <b>Dimensions</b>         |
|---|--------------|---------------------------|
| <b>Bedroom</b><br>Floor: Wood               | Ground floor | 11'11" x 11'8"            |
| <b>Hallway</b><br>Floor: Ceramic tiles      | Ground floor | 4' x 3'8"                 |
| <b>Bedroom</b><br>Floor: Wood               | Ground floor | 12'7" x 8'9"              |
| <b>Kitchen</b><br>Floor: Ceramic tiles      | Ground floor | 14'2" x 8'7"              |
| <b>Dining room</b><br>Floor: Ceramic tiles  | Ground floor | 14'7" x 7'10"             |
| <b>Living room</b><br>Floor: Parquetry      | Ground floor | 18'9" x 12'3"             |
| <b>Bedroom</b><br>Floor: Floating floor     | Basement     | 10'11" x 10'1"            |
| <b>Storage</b><br>Floor: Concrete           | Basement     | 44' x 11'9"               |
| <b>Bathroom</b><br>Floor: Floating floor    | Basement     | 10'3" x 11'5"             |
| <b>Family room</b><br>Floor: Floating floor | Basement     | 20'8" x 10'9" (irregular) |
| <b>Primary bedroom</b><br>Floor: Wood       | Ground floor | 13'10" x 11'9"            |