



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>

**Delson**

**20, Rue Boulerice**

# 20919899 - Source : ROYAL LEPAGE MÉRITAS DU SUROÏT, Real Estate Agency

**Sold**



**For sale : 249 995 \$Without legal warranty**

|                  |                   |
|------------------|-------------------|
| <b>Category</b>  | Residential       |
| <b>Style</b>     | Bungalow          |
| <b>Rooms</b>     | 12                |
| <b>Bedrooms</b>  | 4 (1 in basement) |
| <b>Bathrooms</b> | 2                 |

|                 |                 |
|-----------------|-----------------|
| <b>Building</b> | 1976 (45 years) |
| <b>Front</b>    | 24 feet         |
| <b>Depth</b>    | 40 feet         |
| <b>Area</b>     | 960 square feet |

|              |                   |
|--------------|-------------------|
| <b>Lot</b>   |                   |
| <b>Front</b> | 14.95 meters      |
| <b>Area</b>  | 618 square meters |

|                          |                   |
|--------------------------|-------------------|
| <b>Evaluation (2018)</b> |                   |
| <b>Building</b>          | 131 800 \$        |
| <b>Lot</b>               | 95 300 \$         |
| <b>Total:</b>            | <b>227 100 \$</b> |

|                               |                |                 |
|-------------------------------|----------------|-----------------|
| <b>Expenses</b>               | <b>Monthly</b> | <b>Yearly</b>   |
| <b>Municipal Taxes (2021)</b> | 202 \$         | 2 426 \$        |
| <b>School taxes (2020)</b>    | 18 \$          | 211 \$          |
| <b>Total:</b>                 | <b>220 \$</b>  | <b>2 637 \$</b> |

**Features**

|                             |  |
|-----------------------------|--|
| <b>Basement</b>             | Unfinished, 6 feet and over                                |
| <b>Bathroom / Washroom</b>  | Seperate shower  |
| <b>Cupboard</b>             | Wood   |
| <b>Distinctive features</b> | Wooded   |
| <b>Driveway</b>             | Asphalt  |
| <b>Equipment available</b>  | Wall-mounted heat pump                                     |
| <b>Foundation</b>           | Poured concrete  |
| <b>Hearth stove</b>         | Gaz fireplace, Wood fireplace                              |
| <b>Heating energy</b>       | Electricity  |
| <b>Heating system</b>       | Electric baseboard units, Space heating baseboards         |
| <b>Landscaping</b>          | Landscape, Fenced  |
| <b>Parking</b>              | 2 Outdoor  |
| <b>Proximity</b>            | High school, Highway, Elementary school, Park - green area |
| <b>Roofing</b>              | Asphalt shingles   |
| <b>Sewage system</b>        | Municipal sewer  |
| <b>Siding</b>               | Aluminum, Brick  |
| <b>Topography</b>           | Flat   |
| <b>Water supply</b>         | Municipality   |
| <b>Window type</b>          | Sliding, Crank handle                                      |
| <b>Windows</b>              | PVC  |
| <b>Zoning</b>               | Residential  |

**Rooms**

|   | <b>Level</b> | <b>Dimensions</b> |
|---|--------------|-------------------|
| <b>Family room</b><br>Floor: Concrete       | Basement     | 21' x 10'4"       |
| <b>Bedroom</b><br>Floor: Parquetry          | Ground floor | 11'7" x 13'       |
| <b>Bathroom</b><br>Floor: Ceramic tiles     | Ground floor | 11'6" x 8'        |
| <b>Bathroom</b><br>Floor: Ceramic tiles     | Basement     | 11' x 8'3"        |
| <b>Family room</b><br>Floor: Concrete       | Basement     | 19' x 22'         |
| <b>Bedroom</b><br>Floor: Parquetry          | Ground floor | 8' x 9'           |
| <b>Living room</b><br>Floor: Floating floor | Ground floor | 13' x 11'5"       |
| <b>Bedroom</b><br>Floor: Parquetry          | Ground floor | 11'6" x 9'        |
| <b>Kitchen</b><br>Floor: Ceramic tiles      | Ground floor | 13' x 11'5"       |
| <b>Hallway</b><br>Floor: Ceramic tiles      | Ground floor | 11' x 9'6"        |
| <b>Dining room</b><br>Floor: Ceramic tiles  | Ground floor | 11' x 11'         |
| <b>Bedroom</b><br>Floor: Linoleum           | Basement     | 11' x 11'9"       |