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**Beauharnois**

**27, Boul. Lussier**

# 23477385 - Source : ROYAL LEPAGE MÉRITAS DU SUROÏT, Real Estate Agency

**Sold**



<b>Category</b>	Residential
<b>Style</b>	Bungalow
<b>Rooms</b>	13
<b>Bedrooms</b>	4 (1 in basement)
<b>Bathrooms</b>	2

**Building**

	1985 (38 years)
<b>Front</b>	26 feet
<b>Depth</b>	46 feet
<b>Area</b>	1200 square feet

**Lot**

<b>Front</b>	100 feet
<b>Depth</b>	152 feet
<b>Area</b>	15297 square feet

**Evaluation (2022)**

<b>Building</b>	210 600 \$
<b>Lot</b>	146 600 \$
<b>Total:</b>	<b>357 200 \$</b>

**Expenses**

	Monthly	Yearly
<b>Municipal Taxes (2022)</b>	232 \$	2 781 \$
<b>School taxes (2022)</b>	21 \$	255 \$
<b>Total:</b>	<b>253 \$</b>	<b>3 036 \$</b>

## Features

<b>Basement</b>	Finished basement, 6 feet and over
<b>Bathroom / Washroom</b>	Seperate shower
<b>Cupboard</b>	Polyester
<b>Distinctive features</b>	Wooded lot: hardwood trees
<b>Driveway</b>	Asphalt
<b>Equipment available</b>	Wall-mounted heat pump
<b>Foundation</b>	Poured concrete
<b>Heating energy</b>	Electricity
<b>Heating system</b>	Electric baseboard units
<b>Landscaping</b>	Fenced, Landscape
<b>Parking</b>	8 Outdoor, Garage
<b>Pool</b>	Heated, Above-ground
<b>Proximity</b>	High school, Hospital, Cegep, Elementary school, Golf, Highway, Public transport, Park - green area, Daycare centre
<b>Restrictions/Permissions</b>	Smoking not allowed
<b>Roofing</b>	Tin
<b>Sewage system</b>	Municipal sewer
<b>Siding</b>	Aluminum, Wood
<b>Topography</b>	Flat
<b>Water supply</b>	Municipality
<b>Window type</b>	Crank handle, Sliding
<b>Windows</b>	PVC
<b>Zoning</b>	Residential

## Rooms

	Level	Dimensions
<b>Bedroom</b> Floor: Wood	Ground floor	12' x 9'
<b>Hallway</b> Floor: Ceramic tiles	Ground floor	3'6" x 7'3"
<b>Laundry room</b> Floor: Other	Basement	7' x 8'
<b>Primary bedroom</b> Floor: Wood	Ground floor	12' x 12'
<b>Bathroom</b> Floor: Ceramic tiles	Ground floor	12' x 5'3"
<b>Workshop</b> Floor: Other	Basement	10' x 11'8"
<b>Bathroom</b> Floor: Ceramic tiles	Basement	7'8" x 6'7"
<b>Living room</b> Floor: Wood	Ground floor	15'4" x 11'10"
<b>Kitchen</b> Floor: Ceramic tiles	Ground floor	12' x 9'8"
<b>Bedroom</b> Floor: Wood	Ground floor	10' x 8'7"
<b>Family room</b> Floor: Floating floor	Basement	24' x 18'
<b>Dining room</b> Floor: Wood	Ground floor	8' x 13'
<b>Bedroom</b> Floor: Floating floor	Basement	12' x 19'