



Luc Jodoin  
 Real Estate Broker  
**D5962**  
**Phone :** 514-214-8333  
**Other :** 450-691-6556  
**Fax :** 450-691-1946  
**Email :** jodoinluc@videotron.ca  
**Website :** http://lucjodoin.com

**Sainte-Martine**

**24, Rue des Pins**

# 24592764 - Source : ROYAL LEPAGE MÉRITAS DU SUROÏT, Real Estate Agency



**For sale : 499 000 \$ Without legal warranty**

<b>Category</b>	Residential
<b>Style</b>	Two or more storey
<b>Rooms</b>	17
<b>Bedrooms</b>	5 (2 in basement)
<b>Bathrooms</b>	2
<b>Powder rooms</b>	2

**Building**

	1980 (40 years)
<b>Front</b>	9.22 meters
<b>Depth</b>	21.34 meters
<b>Living area</b>	2100 square feet

**Lot**

<b>Front</b>	35.9 meters
<b>Depth</b>	30.48 meters
<b>Area</b>	1094.2 square meters

**Evaluation (2020)**

<b>Building</b>	271 800 \$
<b>Lot</b>	88 700 \$
<b>Total:</b>	<b>360 500 \$</b>

**Expenses**

	Monthly	Yearly
<b>Municipal Taxes (2020)</b>	276 \$	3 309 \$
<b>School taxes (2020)</b>	29 \$	353 \$
<b>Total:</b>	<b>305 \$</b>	<b>3 662 \$</b>

## Features

<b>Basement</b>	6 feet and over, Finished basement
<b>Bathroom / Washroom</b>	Seperate shower
<b>Cupboard</b>	Melamine
<b>Distinctive features</b>	Wooded, No neighbours in the back
<b>Driveway</b>	Asphalt
<b>Foundation</b>	Poured concrete
<b>Hearth stove</b>	Wood fireplace
<b>Heating energy</b>	Electricity
<b>Heating system</b>	Electric baseboard units
<b>Landscaping</b>	Landscape
<b>Parking</b>	4 Outdoor
<b>Pool</b>	Heated, Inground
<b>Proximity</b>	High school, Highway, Elementary school, Public transport, Park - green area
<b>Roofing</b>	Asphalt shingles
<b>Sewage system</b>	Municipal sewer
<b>Siding</b>	Brick
<b>Topography</b>	Flat
<b>Water supply</b>	Municipality
<b>Window type</b>	Crank handle, Sliding
<b>Windows</b>	Wood
<b>Zoning</b>	Residential

## Rooms

	Level	Dimensions
<b>Bedroom</b> Floor: Wood	Basement	12'10" x 13'10"
<b>Hallway</b> Floor: Wood	Ground floor	5' x 9'
<b>Bedroom</b> Floor: Wood	Ground floor	11' x 13'
<b>Bedroom</b> Floor: Floating floor	Basement	10'8" x 11'8"
<b>Bathroom</b> Floor: Ceramic tiles	Basement	13' x 13'
<b>Storage</b> Floor: Wood	Basement	23' x 11'
<b>Workshop</b> Floor: Concrete	Basement	23' x 10'
<b>Bedroom</b> Floor: Wood	Ground floor	11' x 10'8"
<b>Bathroom</b> Floor: Ceramic tiles	Ground floor	11' x 15'
<b>Kitchen</b> Floor: Ceramic tiles	Ground floor	10' x 13'
<b>Bedroom</b> Floor: Wood	Ground floor	12'6" x 16'6"
<b>Dining room</b> Floor: Ceramic tiles	Ground floor	18' x 15'6"
<b>Washroom</b> Floor: Ceramic tiles	Ground floor	3'10" x 4'5"
<b>Washroom</b> Floor: Ceramic tiles	Ground floor	5' x 5'
<b>Family room</b> Floor: Floating floor	Basement	42'9" x 13'9"
<b>Hallway</b> Floor: Ceramic tiles	Ground floor	6'3" x 4'10"
<b>Living room</b> Floor: Ceramic tiles	Ground floor	16' x 20'