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**Châteauguay**  
**193, Rue Lamartine**

Near Colpron  
 # 26118326 - Source : ROYAL LEPAGE MÉRITAS DU SUROÏT, Real Estate Agency



**For sale : 719 000 \$**

<b>Category</b>	Residential
<b>Style</b>	Two or more storey
<b>Rooms</b>	15
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Powder rooms</b>	1

**Building**

	1990 (33 years)
<b>Front</b>	37.1 feet
<b>Depth</b>	42.11 feet
<b>Area</b>	1468 square feet
<b>Living area</b>	1860 square feet

**Lot**

<b>Front</b>	74.8 feet
<b>Depth</b>	101.2 feet
<b>Area</b>	6626.26 square feet

**Evaluation (2021)**

<b>Building</b>	321 400 \$
<b>Lot</b>	144 700 \$
<b>Total:</b>	<b>466 100 \$</b>

**Expenses**

	Monthly	Yearly
<b>Municipal Taxes (2022)</b>	393 \$	4 717 \$
<b>School taxes (2022)</b>	32 \$	382 \$
<b>Total:</b>	<b>425 \$</b>	<b>5 099 \$</b>

## Features

<b>Basement</b>	Finished basement, 6 feet and over
<b>Bathroom / Washroom</b>	Adjoining to primary bedroom, Seperate shower
<b>Cupboard</b>	Wood
<b>Distinctive features</b>	Cul-de-sac
<b>Driveway</b>	Asphalt, Double width or more
<b>Equipment available</b>	Central heat pump, Electric garage door, Central vacuum cleaner system installation
<b>Foundation</b>	Poured concrete
<b>Garage</b>	Attached
<b>Hearth stove</b>	Wood fireplace
<b>Heating energy</b>	Electricity
<b>Heating system</b>	Air circulation
<b>Landscaping</b>	Land / Yard lined with hedges, Fenced, Landscape
<b>Parking</b>	Garage, 4 Outdoor
<b>Pool</b>	Inground, Heated, Other
<b>Proximity</b>	High school, Hospital, Public transport, Elementary school, Daycare centre, Cross-country skiing, Park - green area, Highway
<b>Roofing</b>	Asphalt shingles
<b>Sewage system</b>	Municipal sewer
<b>Siding</b>	Vinyl, Brick
<b>Water supply</b>	Municipality
<b>Zoning</b>	Residential

## Rooms

	Level	Dimensions
<b>Kitchen</b> Floor: Ceramic tiles	Ground floor	17'4" x 12'3"
<b>Primary bedroom</b> Floor: Parquetry	2nd floor	15'2" x 11'9"
<b>Bathroom</b> Floor: Ceramic tiles	2nd floor	11'4" x 13'3"
<b>Dinette</b> Floor: Ceramic tiles	Ground floor	12' x 7'6"
<b>Family room</b> Floor: Floating floor	Basement	20'7" x 12'1"
<b>Washroom</b> Floor: Ceramic tiles	Ground floor	5' x 6'1"
<b>Storage</b> Floor: Floating floor	Basement	6'6" x 13'3"
<b>Den</b> Floor: Wood	Ground floor	12' x 14'10"
<b>Bedroom</b> Floor: Parquetry	2nd floor	15'6" x 9'10"
<b>Living room</b> Floor: Wood	Ground floor	16'2" x 13'10"
<b>Bathroom</b> Floor: Ceramic tiles	Basement	5' x 7'
<b>Dining room</b> Floor: Wood	Ground floor	10'11" x 13'10"
<b>Bedroom</b> Floor: Parquetry	2nd floor	13' x 11'5"
<b>Family room</b> Floor: Floating floor	Basement	11' x 12'10"
<b>Workshop</b> Floor: Concrete	Basement	16'9" x 13'10"