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**Mercier**

**1339, Boul. St-Jean-Baptiste**

# 9391615 - Source : ROYAL LEPAGE VILLAGE, Real Estate Agency



**For sale : 895 000 \$**

<b>Category</b>	Residential
<b>Style</b>	Two or more storey
<b>Rooms</b>	16
<b>Bedrooms</b>	4 (1 in basement)
<b>Bathrooms</b>	3
<b>Powder rooms</b>	1

**Building**

	2006 (20 years)
<b>Front</b>	40 feet
<b>Depth</b>	28 feet
<b>Living area</b>	2390 square feet

**Lot**

<b>Front</b>	135 feet
<b>Depth</b>	360 feet
<b>Area</b>	44885 square feet

**Evaluation (2023)**

<b>Building</b>	563 900 \$
<b>Lot</b>	102 200 \$
<b>Total:</b>	<b>666 100 \$</b>

**Expenses**

	Monthly	Yearly
<b>Municipal Taxes (2026)</b>	374 \$	4 491 \$
<b>School taxes (2026)</b>	37 \$	441 \$
<b>Total:</b>	<b>411 \$</b>	<b>4 932 \$</b>

**Features**

<b>Basement</b>	6 feet and over, Finished basement
<b>Bathroom / Washroom</b>	Seperate shower
<b>Cupboard</b>	Polyester
<b>Distinctive features</b>	Wooded lot: hardwood trees
<b>Driveway</b>	Not Paved
<b>Equipment available</b>	Alarm system, Central vacuum cleaner system installation, Central heat pump
<b>Foundation</b>	Poured concrete
<b>Garage</b>	Heated, Attached, Single width
<b>Hearth stove</b>	Wood fireplace
<b>Heating energy</b>	Other, Electricity, Wood
<b>Heating system</b>	Air circulation, Radiant, Other
<b>Parking</b>	20 Outdoor, Garage
<b>Pool</b>	Above-ground, Heated
<b>Proximity</b>	Daycare centre, Hospital, Elementary school, Public transport, Highway, Golf, Park - green area, High school
<b>Rental appliances</b>	Alarm system
<b>Roofing</b>	Asphalt shingles
<b>Sewage system</b>	Purification field, Septic tank
<b>Siding</b>	Other
<b>Topography</b>	Flat
<b>View</b>	Panoramic
<b>Water supply</b>	Artesian well
<b>Window type</b>	Sliding, Hung
<b>Windows</b>	PVC
<b>Zoning</b>	Residential

<b>Rooms</b>	<b>Level</b>	<b>Dimensions</b>
<b>Living room</b> Floor: Wood	Ground floor	15' x 15'
<b>Hallway</b> Floor: Ceramic tiles	Ground floor	4' x 5'
<b>Bathroom</b> Floor: Ceramic tiles	2nd floor	10' x 6'4"
<b>Dinette</b> Floor: Ceramic tiles	Ground floor	8' x 10'
<b>Bathroom</b> Floor: Concrete	Basement	5' x 5'
<b>Home office</b> Floor: Wood	Ground floor	11' x 11' (irregular)
<b>Other</b> Floor: Wood	2nd floor	14' x 12' (irregular)
<b>Dining room</b> Floor: Wood	Ground floor	13' x 11'
<b>Bedroom</b> Floor: Wood	2nd floor	9'6" x 12'
<b>Washroom</b> Floor: Ceramic tiles	Ground floor	4' x 4'3"
<b>Kitchen</b> Floor: Ceramic tiles	Ground floor	14' x 9'8"
<b>Bedroom</b> Floor: Concrete	Basement	10' x 10'
<b>Bedroom</b> Floor: Wood	2nd floor	13' x 10'
<b>Family room</b> Floor: Concrete	Basement	34' x 21' (irregular)
<b>Washroom</b> Floor: Ceramic tiles	Ground floor	4' x 4'3"
<b>Bathroom</b> Floor: Ceramic tiles	2nd floor	10' (irregular)
<b>Primary bedroom</b> Floor: Wood	2nd floor	16'5" x 12'5"