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**Saint-Georges-de-Windsor**

**439, Rue Principale**

# 24277463 - Source : HUGUETTE MARCOUX, Certified Real Estate Broker

**Residential**



**For sale : 185 000 \$ Exchange possible Without legal warranty**

<b>Category</b>	Residential
<b>Style</b>	Two or more storey
<b>Rooms</b>	12
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Powder rooms</b>	1

**Building**

	1997 (21 years)
<b>Front</b>	41.6 feet
<b>Depth</b>	40.3 feet
<b>Area</b>	1675 square feet

**Lot**

<b>Area</b>	37491 square feet
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**Evaluation (2017)**

<b>Building</b>	148 900 \$
<b>Lot</b>	8 700 \$
<b>Total:</b>	<b>157 600 \$</b>

**Expenses**

	Monthly	Yearly
<b>Municipal Taxes (2016)</b>	186 \$	2 226 \$
<b>School taxes (2016)</b>	25 \$	294 \$
<b>Total:</b>	<b>210 \$</b>	<b>2 520 \$</b>

**Features**

<b>Basement</b>	Crawl space
<b>Bathroom / Washroom</b>	Adjoining to the master bedroom, Seperate shower
<b>Cupboard</b>	Melamine
<b>Distinctive features</b>	Wooded
<b>Driveway</b>	Asphalt
<b>Foundation</b>	Other, Poured concrete
<b>Garage</b>	Attached
<b>Hearth stove</b>	Granule stove
<b>Heating energy</b>	Other, Electricity
<b>Heating system</b>	Hot water, Space heating baseboards
<b>Parking</b>	Garage
<b>Proximity</b>	Park - green area, Highway, Elementary school
<b>Roofing</b>	Tin, Asphalt shingles
<b>Sewage system</b>	Municipal sewer
<b>Topography</b>	Flat
<b>View</b>	Panoramic, Mountain
<b>Water supply</b>	Artesian well
<b>Window type</b>	Crank handle, Sliding
<b>Windows</b>	PVC
<b>Zoning</b>	Residential

**Rooms**

	Level	Dimensions
<b>Hallway</b> Floor: Floating floor	Ground floor	10'9" x 8'9" (irregular)
<b>Living room</b> Floor: Floating floor	Ground floor	20'2" x 16'9" (irregular)
<b>Kitchen</b> Floor: Floating floor	Ground floor	16'5" x 15'9" (irregular)
<b>Dining room</b> Floor: Floating floor	Ground floor	19'5" x 16' (irregular)
<b>Laundry room</b> Floor: Ceramic tiles	Ground floor	11' x 7'3" (irregular)
<b>Bedroom</b> Floor: Flexible floor coverings	Ground floor	11'9" x 10'3" (irregular)
<b>Home office</b> Floor: Floating floor	Ground floor	12'6" x 9'9" (irregular)
<b>Bathroom</b> Floor: Ceramic tiles	Ground floor	11'7" x 10' (irregular)
<b>Other</b> Floor: Carpet	Ground floor	20' x 20'
<b>Master bedroom</b> Floor: Floating floor	2nd floor	11'8" x 14'8" (irregular)
<b>Bedroom</b> Floor: Floating floor	2nd floor	15'9" x 18'9" (irregular)
<b>Washroom</b> Floor: Floating floor	2nd floor	4'2" x 4' (irregular)