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Brossard / Street names (R)

9210, Crois. Roussel

Near Rivard
 # 28589162 - Source : *UNIQUE MAISON DE COURTAGE, Real Estate Agency*



Magnificent cottage on a circle of 5 bedrs,2.5 baths, driveway and entrance are all uni stonewall 4 exterior walls are brick, new inground pool (salt) june 2019,a nice back yard without any rear neighbours,kitchen has been redone, 3 chimneys (living room, dinning room, basement), 9 ft ceiling in basement

Included

Christal light fixture in living room (3000\$), all fixtures, dishwasher,all pool equipments

Addenda

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For sale : 779 000 \$

Category	Residential
Style	Two or more storey
Rooms	11
Bedrooms	5 (1 in basement)
Bathrooms	2
Powder rooms	1

Building

	1990 (29 years)
Front	33 feet
Depth	49 feet

Lot

Front	52.5 feet
Depth	98 feet
Area	5166 square feet
Water area name	Municipalite

Evaluation (2019)

Building	344 600 \$
Lot	144 000 \$
Total:	488 600 \$

Expenses

	Monthly	Yearly
Energy cost	420 \$	5 040 \$
Other taxes (2018)	15 \$	182 \$
Municipal Taxes (2019)	272 \$	3 259 \$
School taxes (2018)	66 \$	788 \$
Total:	772 \$	9 269 \$

Features

Basement	6 feet and over
Distinctive features	Cul-de-sac, No neighbours in the back
Driveway	Plain paving stone
Foundation	Poured concrete
Garage	Single width, Fitted
Hearth stove	Wood fireplace
Heating energy	Electricity
Heating system	Electric baseboard units
Landscaping	Fenced
Parking	Garage, 4 Outdoor
Pool	Inground
Proximity	Elementary school, Hospital, Cegep, Public transport, Bicycle path, Golf, Highway, High school, Park - green area, Daycare centre
Rental appliances	Water heater
Roofing	Asphalt shingles
Sewage system	Municipal sewer
Topography	Flat
Water supply	Municipality
Window type	Crank handle
Windows	Wood
Zoning	Residential

Rooms

	Level	Dimensions
Bedroom Floor: Wood	2nd floor	16'3" x 10'
Master bedroom Floor: Wood	2nd floor	14' x 14'10"
Bedroom Floor: Floating floor	Basement	13' x 13'
Dining room O Floor: Wood	Ground floor	17' x 12'
Washroom Floor: Ceramic tiles	Ground floor	9' x 7'
Family room O Floor: Floating floor	Basement	33' x 16'
Bedroom Floor: Wood	2nd floor	10'8" x 9'
Living room O Floor: Wood	Ground floor	17' x 14'9"
Bedroom Floor: Wood	Ground floor	11' x 11'
Kitchen Floor: Ceramic tiles	Ground floor	20' x 10'
Solarium Floor: Ceramic tiles	Ground floor	15' x 13'