

# CENTURY 21

## Etrie

AGENCE IMMOBILIÈRE

2316, rue Principale Ouest,  
Magog (Québec) J1X 0J1

# 819 868-6000

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## Description

Magnificent centenarian cube-style impressively preserves its original materials and layout, but above all, its undeniable cachet. Featuring 5 bedrooms on the same floor, 2 full bathrooms, 2 living areas, a separate dining room, two staircases to the upper floor, 2 large entrance halls, a large impeccable service cellar, a double garage, a masonry exterior, a 2023 architectural steel roof, a dream backyard with in-ground pool and recent high-end landscaping. A true heritage gem sure to seduce lovers of traditional architecture.

## Rooms details

Room	Level	Floor cover	Infos
Hallway	1st level/Ground floor	Wood 8.2x9.9 P	
Bathroom	1st level/Ground floor	Wood 5.5x9.9 P	
Kitchen	1st level/Ground floor	Wood 13.11x11.9 P	
Dining room	1st level/Ground floor	Wood 12.7x15.5 P	
Musical room	1st level/Ground floor	Wood 12.3x10.4 P	
Living room	1st level/Ground floor	Wood 13.4x15.1 P	
Hallway	1st level/Ground floor	Wood 7.3x12.8 P	

253, Rue Court, Coaticook

# \$649,000

MLS / ID #11408971



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## Costs

Energy cost	\$3,957.00
Municipal Taxes	\$3,368.00
School taxes	\$209.00
Total	\$7,534.00

Room	Level	Floor cover	Infos
Den	2nd floor	Wood 10x11 P	
Bedroom	2nd floor	Wood 11.6x11.6 P	
Bedroom	2nd floor	Wood 11.6x10.11 P	
Bedroom	2nd floor	Wood 11.5x10.8 P	
Bathroom	2nd floor	Wood 5.4x8.11 P	
Bedroom	2nd floor	Wood 8.4x11.5 P	
Bedroom	2nd floor	Other 9.4x11.6 P	
Laundry room	Basement	Other 11.7x11.11 P	
Cellar / Cold room	Basement	Concrete 23.9x25 P	

## Other informations

Price	\$649,000
Time occupation	130 days
Built year	1900
Financial recovery	Non
Lot's evaluation	\$40,100.00
Building evaluation	\$272,500.00
Total evaluation	\$312,600.00
Type	Two or more storey
Year evaluation	2023
Seller's declaration	See listing broker
Certificate of localisation	-
Property Category	Residential
Type of building	Detached
Number of floors	-
Frontview of the building	7.86 Meters
Depth of the building	7.93 Meters
Lot frontage	24.38 Meters
Depth of field	50.29 Meters
Lot area	1255.6 Square meters
Number of pieces	14
Number of rooms	5
Number of rooms in the basement	-
Number of bedrooms above ground	5
Number of bathrooms	2
Number of water rooms	-
Rental potential revenue	-
Other gross income	-
Annual income potential	-
Total Operating Expenses	-
Water body on the frontview	-
Total number of units	-
Year of the survey plan	-

Status	Active
Sale without warranty	0

## Additional Features

Driveway	Asphalt
Landscaping	Landscape
Cupboard	Wood
Heating system	Air circulation
Water supply	Municipality
Heating energy	Natural gas
Equipment available	Central heat pump, Water softener
Windows	Wood
Foundation	Stone
Garage	Detached
Siding	Wood, Brick
Pool	Heated, Inground
Proximity	Daycare centre, Park - green area, Hospital, Bicycle path
Bathroom / Washroom	Seperate shower
Basement	Unfinished, 6 feet and over
Parking	Outdoor (5)
Sewage system	Municipal sewer
Window type	Hung
Roofing	Other, Thin roof
Topography	Flat