

# CENTURY 21

## Estrie

AGENCE IMMOBILIÈRE

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### Rooms details

Room	Level	Floor cover	Infos
Kitchen	1st level/Ground floor	Linoleum 9.6x14.3 P	
Dining room	1st level/Ground floor	Linoleum 23x16.1 P	
Hallway	1st level/Ground floor	Ceramic tiles 6.5x6.7 P	
Bathroom	1st level/Ground floor	Ceramic tiles 8x9.4 P	3 app. + laundry
Living room	1st level/Ground floor	Parquetry 21.2x12.7 P	Wood fireplace, cathedral 14'
Bedroom	1st level/Ground floor	Parquetry 9.4x9.8 P	
Bedroom	1st level/Ground floor	Parquetry 9.4x9.8 P	
Bedroom	2nd floor	Parquetry 9.3x10 P	
Bedroom	2nd floor	Parquetry 9.3x10 P	
Family room	Basement	Carpet 21.5x13.3 P	Slow-combustion stove
Storage	Basement	Carpet 12.7x6 P	

### Inclusion

Fixtures, lighting, curtains, blinds, gas stove, wood stove

### Exclusion

Curtain rods, dishwasher, refrigerator

### Costs

Energy cost	\$3,870.00
Municipal Taxes	\$1,540.00
School taxes	\$341.00
Total	\$5,751.00

Room	Level	Floor cover	Infos
	Basement	Concrete 23.3x21.5 P	5.6' height

## Other informations

Date d'occupation	2024-06-01 00:00:00
Built year	1950
Financial recovery	Non
Lot's evaluation	\$215,100.00
Building evaluation	\$273,800.00
Total evaluation	\$488,900.00
Type	Two or more storey
Year evaluation	2024
Seller's declaration	See listing broker
Certificate of localisation	-
Property Category	Residential
Type of building	Detached
Number of floors	-
Frontview of the building	-
Depth of the building	-
Lot frontage	216.42 Meters
Depth of field	- Meters
Lot area	13273.7 Square meters
Number of pieces	11
Number of rooms	4
Number of rooms in the basement	-
Number of bedrooms above ground	4
Number of bathrooms	1
Number of water rooms	-
Rental potential revenue	-
Other gross income	-
Annual income potential	-
Total Operating Expenses	
Name of water bodies	Lac Memphrémagog
Water body on the frontview	-
Total number of units	-
Year of the survey plan	-
Status	Sold
Sale without warranty	0

## Additional Features

Driveway	Not Paved
Cupboard	Melamine
Heating system	Electric baseboard units
Water supply	Artesian well
Heating energy	Electricity
Equipment available	Water softener, Wall-mounted air conditioning
Windows	PVC
Foundation	Poured concrete
Hearth stove	Wood fireplace, Wood burning stove

Siding	Aluminum
Distinctive features	Wooded lot: hardwood trees, Water access, Lake
Proximity	Golf, Park - green area, Alpine skiing, Highway, Hospital, Bicycle path, Cross-country skiing
Available services	Fire detector
Basement	Separate entrance, 6 feet and over
Parking	Outdoor (6)
Sewage system	Purification field, Septic tank
Window type	Hung, French window, Crank handle
Roofing	Other
Topography	Sloped, Flat
Zoning	Agricultural, Residential