

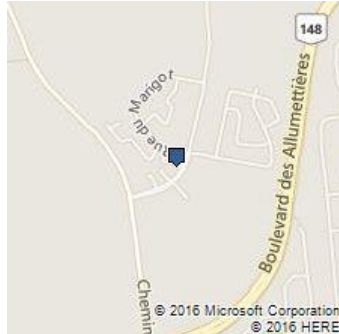


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Centris® No. 9899494 (Active)



\$445,000

240 Rue de la Vaudaire
Hull (Gatineau)
J9J 0C3

Region Outaouais
Neighbourhood Plateau de la Capitale
Near Grives
Body of Water

Property Type	Two or more storey	Year Built	2012
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	32.6 X ft irr	Repossession	
Living Area	2 069.9 sqft	Trade possible	
Building Area		Cert. of Loc.	No
Lot Size	45.11 X 98.5 ft	File Number	81017 6034 13 8257
Lot Area	4,520.84 sqft	Occupancy	30 days PP/PR
Cadastre	4 521 209	Deed of Sale Signature	Accepted
Zoning	Residential		Accepted

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2015	Municipal	\$4,635 (2016)	Common Exp.	
Lot	\$118,400	School	\$735 (2015)	Electricity	
Building	\$233,500	Infrastructure		Oil	
		Water		Gas	
Total	\$351,900	Total	\$5,370	Total	

Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms		No. of Bathrooms and Powder Rooms	
9		3+0		1+1	
Level	Room	Size	Floor Covering	Additional Information	
GF	Hall	8.3 X 8.2 ft	Ceramic		
GF	Kitchen	16.9 X 9.10 ft	Ceramic		
GF	Dining room	14.2 X 11 ft	Wood		
GF	Living room	15.3 X 11 ft	Wood		
GF	Laundry room	8 X 5.10 ft	Ceramic		
2	Master bedroom	13.8 X 12.2 ft	Carpet		
2	Bedroom	10 X 9.10 ft	Carpet		
2	Bedroom	10 X 10 ft	Carpet		
2	Bathroom	14 X 7.2 ft	Ceramic		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
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Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parking	Driveway (1), Garage (1)
Siding	Stone, Vinyl	Driveway	
Windows		Garage	Attached, Single width
Window Type		Carport	
Energy/Heating	Natural gas	Lot	
Heating System	Forced air	Topograpy	
Basement	6 feet and more, Unfinished	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove		Proximity	Bicycle path, Elementary school, High school, Highway, Hospital, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services		Energy efficiency	

Inclusions

Exclusions

Broker - Remarks
2012 construction, 2 floors, 3 bedrooms, lots of large windows with a lots of natural lightning. The bathroom has been redesign. A large loft (bedroom), an attached garage. Well located, near stores, grocerie stores and schools

Seller's Declaration
Yes SD-18305

Source
KELLER WILLIAMS DISTINCTION, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises.



Frontage



Hall



Kitchen



Kitchen



Dining room



Dining room



Passageway



Other



Other



Bedroom



Bedroom



Bedroom



Bathroom



Other