

CENTURY 21

Etrie

AGENCE IMMOBILIÈRE

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

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Description

Sought after area, on the 2nd row of Lake Memphremagog, located in this elegant complex. Townhouse, south facing corner unit with magnificent mountain and sunset views. Interior features hardwood floors, 9' ceilings, fireplace and 3 bedrooms upstairs. You'll benefit from a small back lot with Rivière-aux-Cerises as a neighbour. Well maintained landscaping. A must see!

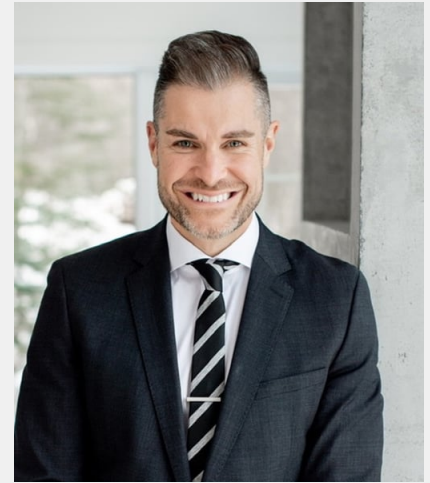
Rooms details

Room	Level	Floor cover	Infos
Hallway	1st level/Ground floor	Ceramic tiles 6.10x7.3 P	
Living room	1st level/Ground floor	Wood 14.2x16.10 P	
Dining room	1st level/Ground floor	Wood 16x12.11 P	
Washroom	1st level/Ground floor	Ceramic tiles 3.6x5.10 P	
Kitchen	1st level/Ground floor	Ceramic tiles 13.3x11.7 P	Pantry : 5.6 x 4.7 ft
Dinette	1st level/Ground floor	Ceramic tiles 6.4x7.10 P	
Primary bedroom	2nd floor	Wood 12.4x16.6 P	
Walk-in closet	2nd floor	Wood 4.7x7.2 P	

199, Rue Cabana, Magog

\$599,000

MLS / ID #16825521



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Costs

Energy cost	\$1,500.00
Co-ownership fees	\$2,500.00
Municipal Taxes	\$3,399.00
School taxes	\$349.00
Total	\$7,748.00

Room	Level	Floor cover	Infos
Bathroom	2nd floor	Ceramic tiles 10.2x9.4 P	
Bedroom	2nd floor	Wood 12.7x9.2 P	
Bedroom	2nd floor	Wood 9.3x13 P	

Other informations

Price	\$599,000
Built year	2003
Financial recovery	Non
Lot's evaluation	\$104,100.00
Building evaluation	\$284,100.00
Total evaluation	\$388,200.00
Type	Two or more storey
Year evaluation	2023
Location price	- \$
Seller's declaration	See listing broker
Certificate of localisation	-
Property Category	Residential
Type of building	Attached
Type of condominium	Divided
Number of floors	-
Frontview of the building	13.97 Meters
Depth of the building	5.43 Meters
Lot frontage	-
Depth of field	-
Lot area	489.6 Square meters
Number of pieces	9
Number of rooms	3
Number of rooms in the basement	-
Number of bedrooms above ground	3
Number of bathrooms	1
Number of water rooms	1
Rental potential revenue	-
Other gross income	-
Annual income potential	-
Total Operating Expenses	
Name of water bodies	Rivière-aux-Cerises
Water body on the frontview	-
Total number of units	3
Year of the survey plan	-
Status	Active
Sale without warranty	N

Additional Features

Driveway	Asphalt
Landscaping	Landscape
Cupboard	Thermoplastic
Heating system	Electric baseboard units

Water supply	Municipality
Heating energy	Electricity
Equipment available	Ventilation system, Central vacuum cleaner system installation, Wall-mounted heat pump
Windows	PVC
Hearth stove	Gaz fireplace
Siding	Other, Wood
Distinctive features	No neighbours in the back, Waterfront, River, Cul-de-sac
Proximity	Daycare centre, Hospital, Elementary school, High school, Highway, Golf, Park - green area, Alpine skiing, Cross-country skiing
Restrictions/Permissions	Short-term rentals not allowed
Bathroom / Washroom	Seperate shower, Adjoining to primary bedroom
Basement	Crawl space
Parking	Outdoor (2)
Sewage system	Municipal sewer
Window type	Crank handle
Roofing	Asphalt shingles
Topography	Flat
View	Mountain