



Annie-Catherine Gaudet

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Saint-Donat

774, Route 329

26688734 - Source : IMMOTELLIGENT, Real Estate Agency



For sale : 449 000 \$

Category	Residential
Style	Bungalow
Rooms	9
Bedrooms	2 (1 in basement)
Bathrooms	1
Powder rooms	1

Building

	1970 (49 years)
Front	9.31 meters
Depth	7 meters

Lot

Front	28.15 meters
Area	1617.5 square meters
Water area name	Bois du Lac Archambault

Evaluation (2019)

Building	191 000 \$
Lot	166 200 \$
Total:	357 200 \$

Expenses

	Monthly	Yearly
Municipal Taxes (2019)	234 \$	2 812 \$
School taxes (2018)	28 \$	337 \$
Total:	262 \$	3 149 \$

Features

Basement	6 feet and over, Separate entrance, Finished basement
Distinctive features	Resort/Cottage, Water access : Lake, Navigable, Waterfront : Lake
Foundation	Poured concrete
Heating energy	Electricity
Proximity	Alpine skiing, Park - green area, Cross-country skiing, Elementary school, Golf, High school, Bicycle path, Daycare centre
Roofing	Asphalt shingles
Sewage system	Other, Septic tank
View	Water, Panoramic, Mountain
Water supply	Lake water
Zoning	Residential

Rooms

	Level	Dimensions
Bedroom	Ground floor	10'9" x 9'7" (irregular)
Master bedroom	Basement	20' x 10' (irregular)
Bathroom	Ground floor	7'6" x 7' (irregular)
Washroom	Basement	7' x 4'5"
Dining room	Ground floor	11' x 7'3" (irregular)
Living room	Ground floor	18' x 11' (irregular)
Kitchen	Ground floor	10' x 11' (irregular)
Family room	Basement	16' x 9'
Hallway	Ground floor	8' x 5' (irregular)