

## Property description

The complete description of this property, can be viewed online at [duproprio.com/310426](https://duproprio.com/310426)

## Features

Property Type	<b>Semi-detached</b>
Property Style	<b>Semi-detached</b>
Price Detail	<b>Completely renovated</b>
Number of bedrooms	<b>2</b>
Bedroom details	<b>en bas plancher flottant...</b>
Number of bathrooms	<b>1</b>
Bathroom details	<b>plancher ceramique armo...</b>
Number of half baths	<b>1</b>
Number of levels (basement excl.)	<b>1</b>
Living space area (basement excl)	<b>1 300 ft<sup>2</sup> (120.77 m<sup>2</sup>)</b>
Building dimensions	<b>24x27 ft (7.32x8.23 m)</b>
Municipal Assessment	<b>\$151,200</b>
Lot dimensions	<b>46x100 ft (14.02x30.48 m)</b>
Backyard Faces	<b>West</b>

## Costs

	Monthly	Annual
Property taxes	<b>\$150.92</b>	<b>\$1,811</b>
School taxes	<b>\$23.50</b>	<b>\$282</b>
Electricity	<b>\$133.33</b>	<b>\$1,600</b>

# \$192,900

#310426

745 rue Bernard  
 Marieville, Québec J3M 1A4  
 450-725-0591, 514-779-6963

Cadastral #: r 1 654 438



## Room dimensions

Entrance	5' 9" x 4' (1.75m x 1.22m)
Dining room	15' 10" x 12' (4.83m x 3.66m)
Half bath	7' 8" x 3' (2.34m x 0.91m)
Kitchen	9' 6" x 8' (2.9m x 2.44m)
Living room	24' x 14' 10" (7.32m x 4.52m)
Bathroom	9' 6" x 10' (2.9m x 3.05m)
Bedroom 1 (Primary)	15' 6" x 12' 10" (4.72m x 3.91m)
Bedroom 2	13' x 12' 9" (3.96m x 3.89m)
Garage	14' x 27' (4.27m x 8.23m)
Shed	12' x 10' (3.66m x 3.05m)

All information is believed to be correct but is not guaranteed and should be verified by the purchaser.

## The steps involved in buying a property

### 1 Financing

One of the first things to do when looking for a property is to get a mortgage preapproval from a financial institution. The goal is to determine borrowing capacity, and as a result, the price range to be looking in.

### 2 Offer to purchase

The property suits the budget and needs? Time to submit an offer to purchase! This document sets out the price, the elements included in the sale, the possession date, the conditions of purchase and all other information relevant to the sale.

### 3 Conditions of purchase

The offer to purchase generally includes conditions. The most common are the property passing an inspection, the buyer providing proof of financing and the buyer selling their own property. Once the listed conditions are met, the property is considered sold.

### 4 Property transfer

The last step is to see a notary, who is generally chosen by the buyer. This real estate professional drafts the deed of sale and ensures that the interests of all parties involved are respected.

Once the deed of sale is notarized, the new owner gets the keys to the home. All that's left is to move in!

# \$192,900

#310426

745 rue Bernard  
Marieville, Québec J3M 1A4  
450-725-0591, 514-779-6963

Cadastral #: r 1 654 438



## Property Pictures #310426

