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Centris® No. 11938327 (Active)



\$419,000

**99 Rue Mullan
 Hudson
 J0P 1H0**

Region Montérégie
Neighbourhood East
Near Como Gardens
Body of Water

Property Type	Two or more storey	Year Built	1973
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	34 X 51 ft	Reposess./Judicial auth.	No
Living Area	2,220 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2005)
Lot Size	99 X 142 ft	File Number	
Lot Area	14,324 sqft	Occupancy	90 days PP/PR Accepted
Cadastre	1833527	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2019	Municipal	\$3,752 (2018)	Common Exp.	
Lot	\$63,900	School	\$568 (2018)	Electricity	
Building	\$279,200	Infrastructure		Oil	
		Water		Gas	
Total	\$343,100	Total	\$4,320	Total	

Room(s) and Additional Space(s)				
No. of Rooms		No. of Bedrooms		No. of Bathrooms and Powder Rooms
12		3+1		2+0
Level	Room	Size	Floor Covering	Additional Information
GF	Kitchen	11.11 X 11.7 ft	Ceramic	
GF	Living room	18.4 X 10.9 ft	Laminate floor	
GF	Dining room	11.6 X 19.9 ft	Ceramic	
GF	Family room	19.9 X 15.10 ft	Ceramic	Fireplace-Stove. Gas fireplace
GF	Playroom	19.9 X 15.10 ft	Wood	
GF	Office/Sunroom	14.5 X 9.6 ft	Laminate floor	
GF	Front entrance	10.2 X 8 ft	Carpet	
2	Master bedroom	12.2 X 11.6 ft	Parquetry	
2	Bedroom	14 X 10.10 ft	Parquetry	
2	Bedroom	11.3 X 10.9 ft	Parquetry	
2	Mezzanine	8.6 X 6.10 ft	Parquetry	
BA1	Playroom	19.5 X 10.5 ft	Carpet	

BA1	Bedroom	17.4 X 10.7 ft	Carpet
BA1	Laundry room	10.10 X 9.10 ft	Carpet
Additional Space			Size
Shed			10 X 20 ft

Features

Sewage System	Disposal field, Septic tank	Rented Equip. (monthly)	Propane tank (\$15)
Water Supply	Municipality	Renovations	
Foundation		Pool	Inground
Roofing	Sheet metal	Parking	Driveway (6)
Siding	Aluminum, Stone, Wood	Driveway	Asphalt
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity, Propane	Lot	Wooded, Fenced
Heating System	Forced air	Topography	Flat
Basement	6 feet and more, Finished basement	Distinctive Features	Cul-de-sac, No rear neighbours
Bathroom		Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove	Gas fireplace	Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central vacuum cleaner system installation, Central heat pump	Energy efficiency	

Restrictions/Permissions

View

Inclusions

Dishwasher, swimming pool & central vac accessories.

Exclusions

Backyard awning

Broker - Remarks

Looking for charm and serenity of small town living, yet close to amenities? Want to go for a private swim in your in-ground pool that backs on to a forest? Skate on a pond that is something out of a Norman Rockwell painting? Have kids play street hockey on a traffic free cul-de-sac? Welcome to 99 Mullan!

Addendum

Please allow 24 hours notice for visits. Tenant is meticulous and cooperative, and will accommodate buyer's occupancy date. Home shows well!

Large, private 14,325sf lot.

Relax and take the train downtown (1.5km from Hudson station)

Spacious main floor playroom & family room with gas fireplace.

Charming and practical closed-in front entrance.

Updates:

2019 Dishwasher

2016 Heat pump

2005 Doors, windows & pool pump

2003 Pool liner

1995 Metal roof (50 year lifespan)

Front portion of metal roof will be cleaned in April. (at the vendor's expense)

Certificate of location provided (2005). No modifications have been made since.

The fireplace and chimney are sold without any warranty with respect to compliance with applicable regulations & insurance company requirements.

Sale with legal warranty

Seller's Declaration

Yes SD-13443

Non-resident of Canada

Source

IMMEUBLES MTL / MTL REALTY, 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



Backyard



Backyard



Other



Living room



Living room



Living room



Living room



Hall



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Hall



Office



Office



Playroom



Playroom



Family room



Family room



Family room



Family room



Bathroom