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**Centris® No.** 10151658 (Active)



**\$419,000**

**188 Rue de la Seigneurie**  
**Hudson**  
**J0P 1H0**

**Region** Montérégie  
**Neighbourhood** East  
**Near** Harwood  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1982
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	69 X 28 ft	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>	2,386 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2018)
<b>Lot Size</b>	125 X 160 ft	<b>File Number</b>	
<b>Lot Area</b>	20,000 sqft	<b>Occupancy</b>	60 days PP/PR Accepted
<b>Cadastre</b>	1833683	<b>Deed of Sale Signature</b>	60 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2018	<b>Municipal</b>	\$3,890 (2017)	<b>Common Exp.</b>	
<b>Lot</b>	\$100,300	<b>School</b>	\$685 (2017)	<b>Electricity</b>	
<b>Building</b>	\$295,800	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$396,100	<b>Total</b>	\$4,575	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>			<b>No. of Bedrooms</b>		
9			4+0		
				<b>No. of Bathrooms and Powder Rooms</b>	2+1
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
GF	Kitchen	15 X 13 ft	Ceramic		
GF	Dining room	13 X 10.10 ft	Wood		
GF	Living room	19.4 X 12.10 ft	Wood		
GF	Family room	18 X 12 ft	Wood	Fireplace-Stove.	
2	Master bedroom	19 X 13.5 ft	Carpet	Ensuite	
2	Bedroom	16.5 X 12.2 ft	Wood		
2	Bedroom	14.4 X 11.10 ft	Carpet		
2	Bedroom	11 X 10.10 ft	Carpet		
BA1	Playroom	25 X 12.4 ft	Carpet		
BA1	Playroom	14 X 13 ft	Carpet		
BA1	Workshop	18.4 X 15.6 ft	Concrete	Storage	
<b>Additional Space</b>			<b>Size</b>		

Garage	24 X 24 ft
Screened room off MBR	12 X 7.6 ft
Screened porch off FMR	12 X 10 ft

## Features

<b>Sewage System</b>	Disposal field, Septic tank	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	Above-ground
<b>Roofing</b>	Asphalt shingles	<b>Parking</b>	Driveway (4), Garage (2)
<b>Siding</b>		<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Dual energy, Electricity, Wood	<b>Lot</b>	Wooded
<b>Heating System</b>		<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	Cul-de-sac
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>		<b>View</b>	
<b>Fireplace-Stove</b>	Wood fireplace	<b>Proximity</b>	
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Central air conditioning	<b>Energy efficiency</b>	

## Inclusions

Built-in oven, dishwasher and microwave.

## Exclusions

Hot tub is excluded but negotiable.

## Broker - Remarks

Spacious & charming 4 BDR cottage on traffic free cul-de-sac backing on green space! Beautiful new kitchen with granite counters (2016). New ceramic tiles in foyer. New chic family bath with double vanity and large shower (2016). New vanity & ceramic in ensuite. Sunken family room with FP & 9ft ceilings leads to screened in porch ideal for hot tub.

## Addendum

\*\*\* Bright renovated home! Shows well! \*\*\*

Comfortable room sizes.

2,386sf living area + finished basement with bar + large workshop

2nd screened in porch room from patio doors off master bedroom.

Hardwood floors in most rooms.

Quick access to highway 40.

Only a few minutes from quaint Hudson village.

Roof shingles (2012)

Air conditioner (2008)

20,000sf lot

Large 24x24 double garage.

Windows are functional but original.

Flexible occupancy date.

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

## Sale with legal warranty

## Seller's Declaration

Yes SD-82210

## 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



Kitchen



Kitchen



Kitchen



Kitchen



Dining room



Dining room



Living room



Living room



Family room



Family room



Hall



Powder room



Hall



Master bedroom



Master bedroom



Ensuite bathroom



Bathroom



Bedroom



Bedroom



Bedroom



Playroom



Playroom



Backyard