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**Centris No.** 21355405 (Active)



**\$250,000**

**1278 Rue du Domaine-des-Pins**  
**Sainte-Justine-de-Newton**  
**J0P 1T0**

**Region** Montérégie

**Neighbourhood**

**Near** Principale

**Body of Water**

<b>Property Type</b>	Bungalow	<b>Year Built</b>	1988
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	49 X 24.5 ft	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>	1,200 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (1988)
<b>Lot Size</b>	300 X 90 ft	<b>File Number</b>	
<b>Lot Area</b>	27,000 sqft	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Cadastre</b>	2 398 427	<b>Deed of Sale Signature</b>	27 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2019	<b>Municipal</b>	\$1,514 (2021)	<b>Common Exp.</b>	
<b>Lot</b>	\$48,100	<b>School</b>	\$149 (2021)	<b>Electricity</b>	
<b>Building</b>	\$132,200	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$180,300	<b>Total</b>	\$1,663	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>				
<b>No. of Rooms</b>		<b>No. of Bedrooms</b>		<b>No. of Bathrooms and Powder Rooms</b>
6		2+0		1+0
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>
GF	Living room	18.4 X 11.2 ft	Laminate floor	
GF	Kitchen	16 X 11.3 ft	Linoleum	
GF	Master bedroom	13 X 11.3 ft	Laminate floor	
GF	Bedroom	13 X 9.3 ft	Laminate floor	
GF	Solarium/Sunroom	11.3 X 13 ft	Wood	
GF	Bathroom	11.4 X 5 ft	Ceramic	
GF	Hall	13 X 10.11 ft irr	Laminate floor	
BA1	Playroom	47.3 X 22 ft	Concrete	Fireplace-Stove. Unfinished
<b>Additional Space</b>			<b>Size</b>	
	Shed		17 X 16 ft	
	Shed		19 X 8 ft	
	Shed		18 X 8 ft	

## Features

**Sewage System** Disposal field, Septic tank  
**Water Supply** Artesian well  
**Foundation** Poured concrete  
**Roofing**  
**Siding**  
**Windows**  
**Window Type**  
**Energy/Heating** Electricity  
**Heating System** Electric baseboard units  
**Basement** 6 feet and more, Unfinished  
**Bathroom**  
**Washer/Dryer (installation)**  
**Fireplace-Stove** Wood stove  
**Kitchen Cabinets**  
  
**Equipment/Services**  
**Restrictions/Permissions**

**Rented Equip. (monthly)**  
**Renovations**  
**Pool**  
**Parkg (total)** Driveway (4)  
**Driveway** Asphalt  
**Garage**  
**Carport**  
**Lot** Wooded  
**Topography** Flat  
**Distinctive Features**  
**Water (access)**  
**View**  
**Proximity**  
**Building's Distinctive Features**  
**Energy efficiency**

## Inclusions

## Exclusions

## Broker - Remarks

\*\*\*\* Opportunity knocks \*\*\*\*\* Bungalow with huge potential located on a 27,000sf lot. No back neighbors + quiet street. New foundation/basement/sunroom extension added in 2016. Low taxes \$1,663. Three chicken coops included. New artesian well required (see estimate of \$14,645). Home needs renovations. Visits will start November 16th.

## Addendum

Wood stove 2016.

## Sale without legal warranty of quality, at the buyer's risk and peril

## Seller's Declaration

Yes SD-09619

In compliance with environmental protection laws

## 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



Frontage



Back facade



Exterior



Exterior



Exterior



Living room



Living room



Living room



Living room



Solarium/Sunroom



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Master bedroom



Bedroom



Bathroom



Basement



Basement



Basement



Exterior



Exterior