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## La Pêche / Sainte-Cécile de Masham

**288, Ch. Joanisse**

Near Ch. du Lac Beauclair

# 13369186 - Source : Gauvin immobilier, Real Estate Agency



Amazing property on 1.5 acre of land, located in a very private dead end. You will be charmed by this turnkey house with its wood cabinets, wood and ceramic floors and its huge 24x32 garage. Independent access to the basement, ideal for parental housing or for a daycare. A little piece of paradise at only 30 minutes from the city!

### Included

Light fixtures, water heater, furnace, air conditioning, central vacuum and accessories, 4 island chairs, dishwasher, garage electric motor, garage insulating wool, suspended ceiling tile.

### Excluded

Glass workshop table

### Addenda

- Big private lot of 1.5 acre.
- Big cedar deck.
- 24x32 Garage with mezzanine.
- Wood cabinets in the kitchen.
- Wood and ceramic floors.
- Finished basement with kitchen and independant access.
- Proximity to the Gatineau park.
- No leased appliances.

**For sale : 350 000 \$**

<b>Category</b>	Residential
<b>Style</b>	Bungalow
<b>Rooms</b>	15
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2

### Building

	2007 (12 years)
<b>Front</b>	32 feet
<b>Depth</b>	50 feet
<b>Area</b>	1600 square feet
<b>Living area</b>	1600 square feet

### Lot

<b>Front</b>	91.43 meters
<b>Depth</b>	88 meters
<b>Area</b>	5957 square meters

### Evaluation (2018)

<b>Building</b>	289 000 \$
<b>Lot</b>	15 000 \$
<b>Total:</b>	<b>304 000 \$</b>

### Expenses

	Monthly	Yearly
<b>Energy cost</b>	133 \$	1 600 \$
<b>Municipal Taxes (2018)</b>	184 \$	2 212 \$
<b>School taxes (2018)</b>	31 \$	371 \$
<b>Total:</b>	<b>349 \$</b>	<b>4 183 \$</b>

## Features

<b>Basement</b>	Finished basement, 6 feet and over, Separate entrance
<b>Bathroom / Washroom</b>	Separate shower
<b>Cupboard</b>	Wood
<b>Distinctive features</b>	Wooded, Cul-de-sac
<b>Driveway</b>	Not Paved, Double width or more
<b>Equipment available</b>	Central vacuum cleaner system installation, Ventilation system, Central air conditioning
<b>Foundation</b>	Poured concrete
<b>Heating energy</b>	Electricity
<b>Heating system</b>	Air circulation
<b>Landscaping</b>	Patio, Landscape
<b>Parking</b>	Garage, 10 Outdoor
<b>Proximity</b>	Park - green area
<b>Roofing</b>	Asphalt shingles
<b>Sewage system</b>	Septic tank, Purification field
<b>Siding</b>	Pressed fibre
<b>Topography</b>	Flat
<b>Water supply</b>	Artesian well
<b>Window type</b>	Crank handle
<b>Windows</b>	PVC
<b>Zoning</b>	Residential

## Rooms

	Level	Dimensions
<b>Master bedroom</b> Floor: Wood	Ground floor	11'8" x 16'8"
<b>Kitchen</b> Floor: Ceramic tiles	Ground floor	12'8" x 13'
<b>Bedroom</b> Floor: Wood	Ground floor	11'8" x 11'8"
<b>Bedroom</b> Floor: Wood	Ground floor	9'2" x 16'6"
<b>Playroom</b> Floor: Floating floor	Basement	16' x 22'5"
<b>Living room</b> Floor: Floating floor	Basement	15' x 18'
<b>Home office</b> Floor: Floating floor	Basement	11' x 13'
<b>Laundry room</b> Floor: Concrete	Basement	8'7" x 5'6"
<b>Living room</b> Floor: Wood	Ground floor	14' x 15'7"
<b>Bathroom</b> Floor: Ceramic tiles	Ground floor	10'7" x 11'8"
<b>Dinette</b> Floor: Floating floor	Basement	19' x 14'
<b>Hallway</b> Floor: Ceramic tiles	Ground floor	8'6" x 11'
<b>Bathroom</b> Floor: Floating floor	Basement	10'7" x 7'7"
<b>Storage</b> Floor: Concrete	Basement	11' x 11'5"
<b>Dining room</b> Floor: Wood	Ground floor	14' x 15'