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**Saint-Hyacinthe / Bourg-Joli/Bois-Joli**

**2615-2625, Av. St-Joseph**

# 20214412 - Source : ROYAL LEPAGE MULTI-SERVICES, Real Estate Agency



**For sale : 189 500 \$**

<b>Category</b>	Multi-family (2 to 5 units)
<b>Style</b>	Duplex
<b>Rooms</b>	5
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1

<b>Building</b>	Unknown
<b>Front</b>	22.1 feet
<b>Depth</b>	36.3 feet

<b>Lot</b>	
<b>Front</b>	15.06 meters
<b>Depth</b>	23.4 meters
<b>Area</b>	352.6 square meters

<b>Evaluation (2017)</b>	
<b>Building</b>	120 100 \$
<b>Lot</b>	44 400 \$
<b>Total:</b>	<b>164 500 \$</b>

<b>Expenses</b>	<b>Monthly</b>	<b>Yearly</b>
<b>Municipal Taxes (2017)</b>	178 \$	2 139 \$
<b>School taxes (2018)</b>	45 \$	540 \$
<b>Total:</b>	<b>223 \$</b>	<b>2 679 \$</b>

**Features**

<b>Basement</b>	Low (less than 6 feet), Crawl space
<b>Driveway</b>	Not Paved
<b>Heating energy</b>	Electricity
<b>Heating system</b>	Electric baseboard units
<b>Parking</b>	4 Outdoor
<b>Proximity</b>	Elementary school, Hospital, Cegep, Public transport, Bicycle path, Golf, Highway, High school, Park - green area
<b>Roofing</b>	Asphalt shingles
<b>Sewage system</b>	Municipal sewer
<b>Siding</b>	Aluminum, Asbestos
<b>Water supply</b>	Municipality
<b>Zoning</b>	Residential

**Rooms**

	Level	Dimensions
<b>Kitchen</b> Floor: Flexible floor coverings	Ground floor	11'3" x 12'6"
<b>Dining room</b> Floor: Flexible floor coverings	Ground floor	11' x 11'11"
<b>Living room</b> Floor: Floating floor	Ground floor	10'2" x 10'10"
<b>Bedroom</b> Floor: Floating floor	Ground floor	9'2" x 9'4"
<b>Bedroom</b> Floor: Floating floor	Ground floor	9'2" x 10'11"
<b>Bathroom</b> Floor: Tiles	Ground floor	7'7" x 11'4"

**Income**

<b>Latest revision of revenue</b>	2017-07-01
<b>Residential gross potential</b>	12 600 \$ / year
<b>5 1/2</b>	