



Pierre Bouthiette
 Real Estate Broker - B2624
450-578-2311
Fax : 450-991-1110
Email : bouthiettelatulippe@hotmail.com
Website : http://www.pierrebouthiette.com

Granby
153, Rue Balzac

Near Demers
 # 26567275 - Source : PRO IMMOBILIER & HYPOTHÈQUE INC., Real Estate Agency

Sold



For sale : 179 900 \$

Category	Residential
Style	Two or more storey
Type	Semi-detached
Rooms	12
Bedrooms	4 (1 in basement)
Bathrooms	1
Powder rooms	2

Building

	1987 (32 years)
Front	22.2 meters
Depth	30 meters
Area	62.56 square meters
Living area	156.4 square meters

Lot

Front	10.9 meters
Depth	27.74 meters
Area	302.2 square meters

Evaluation (2019)

Building	127 800 \$
Lot	30 200 \$
Total:	158 000 \$

Expenses

	Monthly	Yearly
Municipal Taxes (2018)	144 \$	1 732 \$
School taxes (2018)	13 \$	154 \$
Total:	157 \$	1 886 \$

Features

Basement	6 feet and over, Finished basement
Bathroom / Washroom	Seperate shower, Other
Carport	Attached
Driveway	Asphalt
Equipment available	Central vacuum cleaner system installation
Foundation	Poured concrete
Heating energy	Electricity
Heating system	Electric baseboard units
Landscaping	Landscape, Land / Yard lined with hedges, Fenced
Parking	2 Outdoor, In carport
Pool	Above-ground
Proximity	Cross-country skiing, Bicycle path, Golf, Highway, High school, Park - green area, Daycare centre, Elementary school, Hospital, Cegep
Rental appliances	Water heater
Roofing	Asphalt shingles
Sewage system	Municipal sewer
Siding	Brick, Vinyl
Topography	Flat
Water supply	Municipality
Window type	Sliding
Windows	PVC
Zoning	Residential

Rooms

	Level	Dimensions
Bedroom Floor: Floating floor	2nd floor	9'2" x 10'2"
Workshop Floor: Concrete	Basement	11' x 10'
Living room Floor: Floating floor	Basement	21'5" x 9'11"
Dining room Floor: Floating floor	Ground floor	10'7" x 10'
Washroom Floor: Linoleum	Basement	10' x 6'8"
Living room Floor: Floating floor	Ground floor	15' x 11'2"
Bedroom Floor: Floating floor	Basement	11'3" x 10'7"
Bedroom Floor: Floating floor	2nd floor	10' x 8'7"
Bathroom Floor: Ceramic tiles	2nd floor	10' x 8'9"
Hallway Floor: Floating floor	Ground floor	11'3" x 5'8"
Kitchen Floor: Ceramic tiles	Ground floor	11' x 10'5"
Master bedroom Floor: Floating floor	2nd floor	15' x 11'7"
Washroom Floor: Ceramic tiles	Ground floor	7'9" x 5'6"