



Nancy Girard  
 Certified Real Estate Broker - G1210  
 418-290-8157  
 Fax : 418-973-6313  
 Email : immogirard@gmail.com  
 Website : http://www.nancygirard.com

**Saguenay (Jonquière) / Arvida**

**2392, Rue Gilbert**

# 11040943 - Source : LIBRES-SERVICES IMMOBILIERS SAGUENAY-LAC-SAINT-JEAN, Real Estate Agency



**For sale : 179 000 \$**

<b>Category</b>	Residential
<b>Style</b>	One-and-a-half-storey house
<b>Rooms</b>	10
<b>Bedrooms</b>	4 (2 in basement)
<b>Bathrooms</b>	2

<b>Building</b>	
	1943 (76 years)
<b>Front</b>	7.76 meters
<b>Depth</b>	8.94 meters
<b>Area</b>	69.37 square meters
<b>Living area</b>	208 square meters

<b>Lot</b>	
<b>Front</b>	15.24 meters
<b>Depth</b>	30.48 meters
<b>Area</b>	464.5 square meters

<b>Evaluation (2018)</b>	
<b>Building</b>	93 700 \$
<b>Lot</b>	46 500 \$
<b>Total:</b>	<b>140 200 \$</b>

<b>Expenses</b>		<b>Monthly</b>	<b>Yearly</b>
<b>Energy cost</b>	278 \$	3 330 \$	
<b>Municipal Taxes (2018)</b>	165 \$	1 980 \$	
<b>School taxes (2018)</b>	30 \$	356 \$	
<b>Total:</b>	<b>472 \$</b>	<b>5 666 \$</b>	

**Features**

<b>Basement</b>	6 feet and over, Finished basement
<b>Bathroom / Washroom</b>	Seperate shower
<b>Cupboard</b>	Wood
<b>Driveway</b>	Asphalt
<b>Foundation</b>	Poured concrete
<b>Heating energy</b>	Electricity
<b>Heating system</b>	Electric baseboard units
<b>Landscaping</b>	Fenced, Patio
<b>Parking</b>	3 Outdoor
<b>Proximity</b>	High school, Park - green area, Highway, Elementary school, Hospital, Public transport, Bicycle path, Daycare centre
<b>Rental appliances</b>	Water heater
<b>Roofing</b>	Asphalt shingles
<b>Sewage system</b>	Municipal sewer
<b>Siding</b>	Wood, Vinyl
<b>Topography</b>	Flat
<b>Water supply</b>	Municipality
<b>Window type</b>	Crank handle, Sliding
<b>Windows</b>	Wood
<b>Zoning</b>	Residential

**Rooms**

	Level	Dimensions
<b>Bedroom</b> Floor: Floating floor	2nd floor	15' x 8'
<b>Bathroom</b> Floor: Ceramic tiles	Basement	9' x 13'
<b>Bedroom</b> Floor: Floating floor	Basement	11' x 9'
<b>Living room</b> Floor: Floating floor	Ground floor	8' x 16'
<b>Dining room</b> Floor: Floating floor	Ground floor	12' x 13'
<b>Family room</b> Floor: Floating floor	Basement	15' x 15'
<b>Master bedroom</b> Floor: Floating floor	2nd floor	15' x 12'
<b>Kitchen</b> Floor: Ceramic tiles	Ground floor	9' x 15'
<b>Bathroom</b> Floor: Ceramic tiles	Ground floor	14' x 8'
<b>Bedroom</b> Floor: Floating floor	Basement	11' x 7'

