

**\$289,000**

**Centris® No. 13813606**  
**Seller's Declaration**

**(Active)**  
Yes

194 Rue Vivaldi Saint-Constant J5A 2M1 ( Verronneau )



[See all pictures \(19\)](#)

[Financial Functions](#)

<b>Property Type</b>	Bungalow	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Building Type</b>	Detached	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Year Built</b>	1995	<b>Lot Eval.</b>	\$106,700
<b>Expected Delivery Date</b>		<b>Building Eval.</b>	\$173,200
<b>Building Size</b>	40 X 33 ft irr / 12.19 X 10.06 m irr	<b>Mun. Taxes</b>	\$2,600 (2015)
<b>Living Area</b>		<b>School Taxes</b>	\$818 (2015)
<b>Lot Size</b>	62 X 115 ft / 18.90 X 35.05 m	<b>Additional Rev.</b>	No
<b>Lot Area</b>	7,178 sqft / 666.86 sqm	<b>Intergenerational</b>	
<b>Cert. of Location</b>	Yes (2012)	<b>Seasonal</b>	
<b>Body of Water</b>			

**No. of Rooms** 9    **No. of Bedrooms** 2+1    **No. of Bathrooms and Powder Rooms** 1+1

Level	Room	Dimensions (Imperial)	Dimensions (Metric)	Floor Covering
GF	Living room	14 X 12 ft irr	4.27 X 3.66 m irr	Wood
GF	Kitchen	11 X 11.4 ft	3.35 X 3.45 m	Ceramic
GF	Dining room	12.6 X 10.6 ft irr	3.81 X 3.20 m irr	Wood
GF	Master bedroom	13.6 X 10.6 ft	4.11 X 3.20 m	Wood
GF	Bedroom	10.3 X 10 ft	3.12 X 3.05 m	Wood
GF	Bathroom	10 X 9.4 ft	3.05 X 2.84 m	Ceramic
BA1	Family room	17.6 X 14 ft irr	5.33 X 4.27 m irr	Ceramic
BA1	Bedroom	10 X 9.3 ft	3.05 X 2.82 m	Laminate floor
BA1	Office	8.9 X 8.8 ft	2.67 X 2.64 m	Laminate floor
BA1	Workshop	12 X 10 ft	3.66 X 3.05 m	Linoleum

<b>Sewage System</b>	Municipality
<b>Water Supply</b>	Municipality
<b>Pool</b>	Above-ground
<b>Parking</b>	Driveway (4), Garage (1)
<b>Heating System</b>	Electric baseboard units
<b>Water (access)</b>	
<b>Fireplace-Stove</b>	Wood fireplace
<b>Equip./Serv.</b>	Air exchange system, Central vacuum cleaner system installation, Electric garage door opener, Alarm system
<b>Renovations</b>	Kitchen - 2016

**Broker - Remarks**

Spacious bungalow with a large garage in a highly demanded area of St Constant. House boasts freshly painted living/dinning area and new kitchen. Swimming pool, Solarium-de-Paris and wood stove are other features that make this house outstanding. Lovely neighborhood close to train station, schools and Mega Parc. Fast occupancy!

**Source**

IMMOBILIÈRE ET FINANCE PORT ET MOUNT INC., Real Estate Agency

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