



Catherine Broady, Real Estate Broker
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Centris No. 21187871 (Active)



\$335,000

**49 Rue Aspen
 Hudson
 J0P 1H0**

Region Montérégie
Neighbourhood East
Near
Body of Water

Property Type	Two or more storey	Year Built	1985
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Repossess./Judicial auth.	Repossession
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size	53.34 X m irr	File Number	
Lot Area	4 695.9 sqm	Occupancy	30 days PP/PR Accepted
Cadastre	1833554	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2019	Municipal	\$4,136 (2019)	Common Exp.	
Lot	\$110,500	School	\$696 (2019)	Electricity	
Building	\$318,600	Infrastructure		Oil	
		Water		Gas	
Total	\$429,100	Total	\$4,832	Total	

Room(s) and Additional Space(s)					
No. of Rooms	10	No. of Bedrooms	4+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	6.96 X 3.43 m	Wood	Fireplace-Stove.	
GF	Dining room	4.22 X 3.86 m	Wood		
GF	Kitchen	5.79 X 3.91 m irr	Ceramic		
GF	Dinette	2.39 X 4.93 m irr	Wood		
GF	Family room	4.8 X 4.37 m	Wood	Fireplace-Stove.	
GF	Office	3.78 X 2.87 m	Wood		
2	Master bedroom	5.38 X 3.73 m	Wood	ensuite bathroom	
2	Bedroom	6.76 X 3.4 m irr	Wood		
2	Bedroom	2.36 X 3.43 m irr	Wood		
2	Bedroom	3.78 X 2.21 m irr	Wood		

Features

Sewage System	Septic tank	Rented Equip. (monthly)
Water Supply	Municipality	Renovations
Foundation		Pool
Roofing		Parking
Siding		Driveway
Windows		Garage
Window Type		Carport
Energy/Heating	Electricity	Lot
Heating System	Electric baseboard units	Topography
Basement	6 feet and more, Unfinished	Distinctive Features
Bathroom	Ensuite bathroom, Separate shower	Water (access)
Washer/Dryer (installation)	2nd level (2nd level)	View
Fireplace-Stove	Wood fireplace	Proximity
Kitchen Cabinets		Building's Distinctive Features
Equipment/Services		Energy efficiency

Inclusions

Exclusions

Broker - Remarks

Spacious 4 bedroom, 2 1/2 bathroom, 2 storey home situated on a 50,546 sq. ft. lot within close proximity to Hudson Village and all its amenities.

Addendum

- 1) A deposit of \$2,000 (certified cheque or bank draft) payable to the vendor's real estate broker in trust is required on presentation of the promise to purchase and the Vendor's Schedule is required with all submitted offers.
- 2)The notary will be chosen by the Vendor with no exceptions.
- 3)All offers must be left open a minimum of 72 hours
- 4)The Vendor's schedule forms an integral part of the detailed description of the immovable.
- 5) The certificate of location will be at the buyer's expense.

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration

No

Source

ROYAL LEPAGE ELITE, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises.



Frontage



Back facade



Hall



Staircase



Living room



Dining room



Kitchen



Kitchen



Kitchen



Dinette



Family room



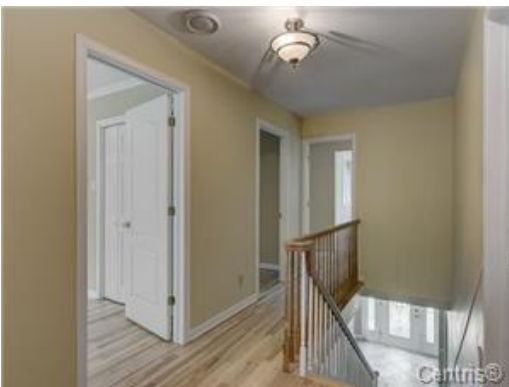
Family room



Office



Powder room



Hall



Master bedroom



Master bedroom



Master bedroom



Ensuite bathroom



Ensuite bathroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom