

ROYAL LEPAGE VILLAGE
 Real Estate Agency
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Centris No. 28298999 (Active)



\$555,000

**176 Rue du Poète
 Orford
 J1X 0G8**

Region Estrie
Neighbourhood
Near Alfred-Desrochers
Body of Water

Property Type	Two or more storey	Year Built	2013
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	48 X 30 ft	Reposess./Judicial auth.	No
Living Area	2,880 sqft	Trade possible	
Building Area	1,440 sqft	Cert. of Loc.	Yes (2015)
Lot Size	164 X 328 ft	File Number	01123 0030 51 0039
Lot Area	53,632 sqft	Occupancy	90 days PP/PR Accepted
Cadastre	3961364	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2022	Municipal	\$2,184 (2023)	Common Exp.	
Lot	\$75,800	School	\$320 (2023)	Electricity	\$2,570
Building	\$295,700	Infrastructure		Oil	
		Water		Gas	
Total	\$371,500 (149.39%)	Total	\$2,504	Total	\$2,570

Room(s) and Additional Space(s)					
No. of Rooms	12	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	14.11 X 17.9 ft irr	Wood	Fireplace-Stove. wood stove	
GF	Dining room	11.8 X 14.11 ft irr	Concrete		
GF	Kitchen	13.3 X 12.6 ft irr	Concrete		
GF	Bedroom	16.4 X 9.8 ft irr	Concrete	office	
GF	Bathroom	10.3 X 9.2 ft irr	Concrete		
GF	Mudroom	16.2 X 8.8 ft	Concrete	washer/dryer	
2	Family room	15.1 X 16.10 ft irr	Laminate floor	built-in storage	
2	Primary bedroom	16.1 X 11.4 ft irr	Laminate floor	walk-in	
2	Bedroom	13.3 X 12.9 ft irr	Laminate floor		
2	Bedroom	10.5 X 12.9 ft irr	Laminate floor		
2	Office	13.5 X 13.8 ft	Ceramic	open concept	
2	Bathroom	11.3 X 11.7 ft irr	Ceramic	separate showe	

Features

Sewage System	Septic tank	Rented Equip. (monthly)	
Water Supply	Artesian well	Renovations	
Foundation	Concrete slab on ground	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4)
Siding	Wood	Driveway	Double width or more, gravel
Windows	Wood	Garage	
Window Type	Guillotine	Carport	
Energy/Heating	Electricity, Wood	Lot	Landscaped, Wooded
Heating System	Electric baseboard units	Topography	Flat, Sloped
Basement	None	Distinctive Features	Cul-de-sac, No rear neighbours
Bathroom		Water (access)	
Washer/Dryer (installation)	Mudroom (1st level/Ground floor)	View	
Fireplace-Stove	Wood stove	Proximity	Alpine skiing, Daycare centre, Golf, Downtown d'Orford
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Air exchange system	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	

Inclusions

all light fixtures, all window coverings, dishwasher, fridge, stove, washer, dryer, hot water tank, all bathroom mirrors and fixtures, outdoor play structures, basketball net, 2 tempo storage units, trampoline

Exclusions

Broker - Remarks

In perfect harmony with nature, this charming property offers you a daily life out of the ordinary . Wood-panelled ceilings with exposed beams and concrete floors. Wood stove in the living room provides warmth and comfort all winter long . Rustic-style kitchen with butcher-block counters, breakfast bar, and walk-in pantry. 3 bedrooms on the 2 nd floor plus an open office space that could be converted to a 4th bedroom. Primary bedroom with spacious walk-in closet. Over an acre of property on a wooded lot offering total privacy. Backyard features full southern exposure. Kid's play structure is like having your own private jungle-gym!

Addendum

In perfect harmony with nature, this charming property offers you an extraordinary daily life , in an environment that brilliantly combines industrial and rustic!

A wood ceiling with exposed beams and a wood stove contribute to the warm atmosphere of the living room that spreads throughout the common area.

The kitchen is user-friendly with a butcher-block lunch counter and a 5 X 5.7 ft walk-in pantry.

A mudroom with an exterior door is the most functional room . It contains the washer and dryer facilities of the property.

The main floor bathroom has a ceramic shower, while the second floor bathroom has a corner podium bath and a glass and ceramic shower.

The bright family room with built-in storage is the perfect place for movie nights. There is also an adjacent open concept office space perfect for working from home.

3 comfortable bedrooms are located upstairs, including the master with a 10.9 X 5 ft walk-in closet.

Wooded and impressively quiet, the backyard with no neighbors promises an abundance of privacy.

Take advantage of the proximity of Orford and all its services and businesses , the majestic Mont Orford, the golf course and the parks!

The present document does not constitute an offer or a promise that could bind the seller to the buyer , but an invitation to submit such offers or promises.

The wood stove and chimney are sold "as is" with no guarantee with respect to their compliance with current fire safety regulations, insurance requirements, and building codes.

The Buyer may choose the notary, but the choice of notary must be approved by the Seller.

Sale with legal warranty

Seller's Declaration

Yes SD-11442

Source

ROYAL LEPAGE VILLAGE, Real Estate Agency
RE/MAX D'ABORD INC., Real Estate Agency

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Frontage



Frontage



Aerial photo



Frontage



Interior



Living room



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Bedroom



Bathroom



Bathroom



Other



Hall



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Family room



Office