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**14, RUE ST-HENRI, EAST
HEREFORD**

MLS / ID #13148388

ADDITIONAL INFORMATION

The property is located in a 20-100 year flood zone. Please refer to the certificate of location.

A 72-hour response time is required for any promise to purchase.

Awaiting receipt of documents for the septic system.

Garage with concrete floor, with electricity but not heated.

The wood stove and fireplace are sold without warranty as to their compliance with applicable regulations and the requirements imposed by insurance companies.

Ref. # 3299

DESCRIPTION

ROOMS DETAILS

Room	Level	Floor cover	Infos
Hallway	1st level/Ground floor	Ceramic tiles 5.3x16.6 P	
Dining room	2nd floor	Wood 13.1x8.7 P	
Living room	2nd floor	Wood 17.4x12.0 P	
Kitchen	2nd floor	Ceramic tiles 11.5x9.10 P	
Bathroom	2nd floor	Ceramic tiles 12.1x7.11 P	
Primary bedroom	2nd floor	Wood 12.1x10.9 P	
Bedroom	2nd floor	Other 9.11x8.8 P	

Room	Level	Floor cover	Infos
Family room	Basement	Other 15.2x19.2 P	
Bathroom	Basement	Other 6.3x5.11 P	
Bedroom	Basement	Other 12.9x14.3 P	
Bedroom	Basement	Other 7.9x10.0 P	
Other	Basement	Concrete 8.3x12.8 P	

GENERAL

Time occupation	60 days
Built year	1982
Financial recovery	No
Lot's evaluation	18 400 \$
Building evaluation	181 700 \$

Total evaluation200 100 \$

COSTS

Energy cost	2 780 \$
Municipal Taxes	2 071 \$
School taxes	99 \$
Total	4 950 \$

OTHER INFORMATIONS

Type	Split-level
Year evaluation	2025
Seller's declaration	See listing broker

OTHER INFORMATIONS

Property Category	Residential
Type of building	Detached
Frontview of the building	8.2 Meters
Depth of the building	11.7 Meters
Lot frontage	30.48 Meters
Depth of field	45.72 Meters
Lot area	1393.5 Square meters
Number of pieces	12
Number of rooms	4
Number of rooms in the basement	2
Number of bedrooms above ground	2
Number of bathrooms	2
Status	Sold
Sale without warranty	E

ADDITIONAL FEATURES

Driveway	Asphalt
Landscaping	Land / Yard lined with hedges
Cupboard	Wood
Heating system	Electric baseboard units
Water supply	Municipality
Heating energy	Electricity, Wood
Windows	PVC, Wood
Foundation	Poured concrete
Hearth stove	Wood burning stove
Garage	Attached

ADDITIONAL FEATURES

Siding	Brick, Vinyl
Distinctive features	No neighbours in the back
Proximity	Park - green area, ATV trail, Other, Snowmobile trail
Bathroom / Washroom	Seperate shower
Basement	6 feet and over, Separate entrance, Finished basement
Parking	Garage (1), Outdoor (4)
Sewage system	Septic tank, Purification field
Window type	Hung, Sliding, Crank handle
Roofing	Asphalt shingles
Topography	Flat, Sloped

PICTURES



PICTURES



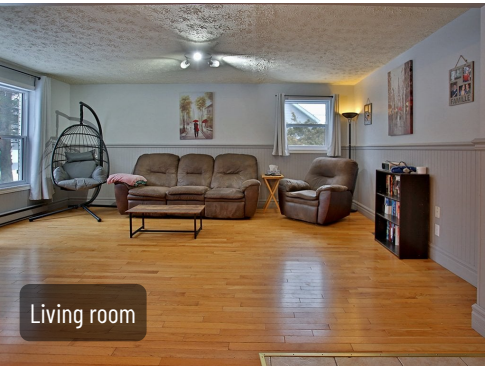
Dining room



Dining room



Overall View



Living room



Living room



Bathroom



Primary bedroom



Bedroom



Staircase



Family room



Family room



Family room

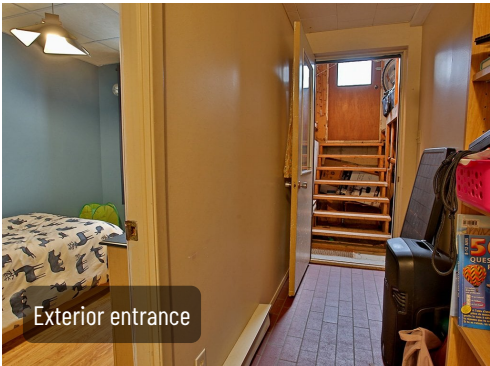
PICTURES



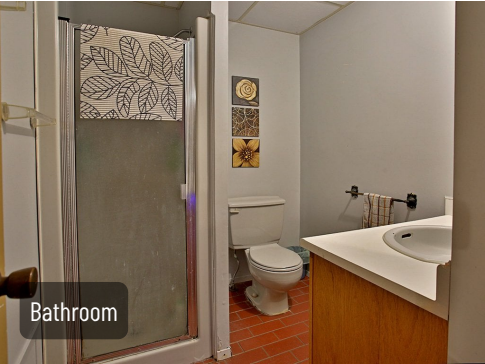
Bedroom



Bedroom



Exterior entrance



Bathroom



Storage



Garage



Garage



Frontage



Exterior



Exterior



Exterior



Exterior

PICTURES

