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**421, RUE ST-JOACHIM,  
COATICOOK**

MLS / ID #14724470

## ADDITIONAL INFORMATION

The seller requests a 24-hour turnaround for all viewing requests and a 72-hour response time for all promises to purchase.

Property currently rented for \$635.00/month with renewal until June 30, 2026.

Electricity costs of approximately \$1,596/year, as verbally confirmed by the City of Coaticook, and usage of approximately 8 cords of wood per year, according to the tenant.

New certificate of location to be issued.

## DESCRIPTION

A rare opportunity on the market! This charming 4-bedroom property offers an ideal living environment for a family. Located near elementary and secondary schools, Laurence Park, the municipal swimming pool, and just steps from the city center, it guarantees easy access to all amenities. Enjoy a peaceful neighborhood while remaining in the heart of the action. An opportunity not to be missed at this price!

## ROOMS DETAILS

Room	Level	Floor cover	Infos
Hallway	1st level/Ground floor	Ceramic tiles 5x4 P	
Kitchen	1st level/Ground floor	Parquetry 8.7x8.3 P	
Dining room	1st level/Ground floor	Parquetry 8.5x12.6 P	
Living room	1st level/Ground floor	Parquetry 12.6x13.1 P	
Bathroom	1st level/Ground floor	Ceramic tiles 10.4x7.4 P	
Bedroom	1st level/Ground floor	Floating floor 10.3x9.4 P	

Room	Level	Floor cover	Infos
Other	2nd floor	Other 7.6x5.3 P	
Bedroom	2nd floor	Floating floor 12.6x12.8 P	
Bedroom	2nd floor	Other 11.9x13.2 P	
Bedroom	2nd floor	Other 9.7x14.3 P	
Other	Basement	Concrete 26.9x16.3 P	

# GENERAL

Financial recovery	No
Lot's evaluation	23 900 \$
Building evaluation	149 200 \$
Total evaluation	173 100 \$

# COSTS

Energy cost	2 476 \$
Municipal Taxes	1 770 \$
School taxes	70 \$
Total	4 316 \$

# OTHER INFORMATIONS

Type	One-and-a-half-storey house
Year evaluation	2025
Seller's declaration	See listing broker
Property Category	Residential

# OTHER INFORMATIONS

Type of building	Detached
Frontview of the building	9.79 Meters
Depth of the building	8.91 Meters
Lot frontage	16.65 Meters
Depth of field	23.78 Meters
Lot area	280.9 Square meters
Number of pieces	11
Number of rooms	4
Number of bedrooms above ground	4
Number of bathrooms	1
Status	Sold
Sale without warranty	E

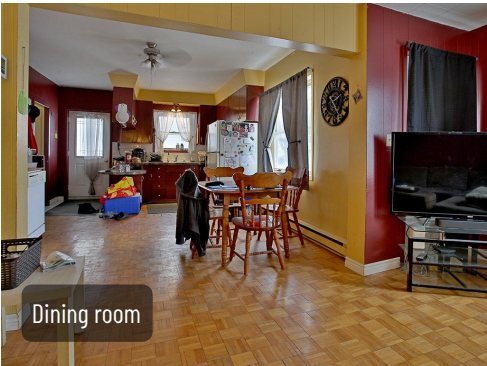
# ADDITIONAL FEATURES

Driveway	Not Paved
Heating system	Electric baseboard units, Air circulation
Water supply	Municipality
Heating energy	Wood, Electricity
Windows	PVC
Foundation	Poured concrete
Siding	Vinyl
Proximity	Elementary school, Park - green area, High school
Basement	6 feet and over, Unfinished
Parking	Outdoor (2)
Sewage system	Municipal sewer
Window type	Hung

# ADDITIONAL FEATURES

Roofing	Asphalt shingles
Topography	Flat
Zoning	Residential

# PICTURES



PICTURES



Bathroom



Bedroom



Staircase



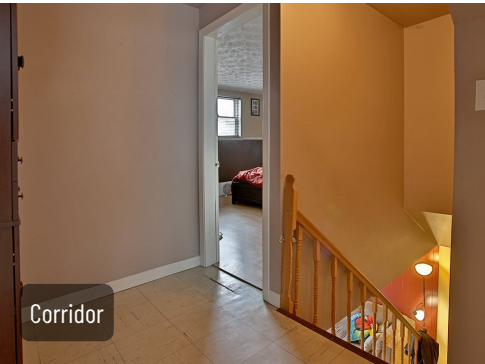
Bedroom



Bedroom



Bedroom



Corridor



Basement



Basement

Exterior