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**780, RUE CHILD,
COATICOOK**

MLS / ID #15115856

ADDITIONAL INFORMATION

Approximate year of construction.

Some photos may vary.

Located 5 minutes from the trails of Parc de la Gorge de Coaticook and 2 minutes from a municipal park with a winter skating rink.

Roof approximately 2015.

13' x 12' workshop inside the garage. Asphalt garage floor and wood workshop floor.

16' x 5' front porch, resin floor. 20' x 3'10" rear porch, wood floor.

Reference 3317

INCLUSION

Lighting fixtures.

EXCLUSION

Dishwasher, tenants' personal belongings.

DESCRIPTION

A charming property to discover! Located near a municipal park and the trails of Parc de la Gorge de Coaticook, this charming home combines comfort and functionality. Perfect for a family, it offers three bedrooms, a large, welcoming kitchen with wooden cabinets, and a practical garage. The basement offers a large space that can be converted into a family room, as well as a workshop, ideal for your projects. The flat lot, bordered by a hedge for added privacy, also includes a large, established vegetable garden. Comfort guaranteed all year round thanks to the central heat pump. An opportunity not to be missed!

ROOMS DETAILS

Room	Level	Floor cover	Infos
Dining room	1st level/Ground floor	Ceramic tiles 12.10x11.8 P	
Living room	1st level/Ground floor	Parquetry 10.5x15.1 P	
Kitchen	1st level/Ground floor	Wood 11.8x16.11 P	
Primary bedroom	1st level/Ground floor	Parquetry 11.11x10.11 P	
Bathroom	1st level/Ground floor	Floating floor 11.11x7.0 P	

Room	Level	Floor cover	Infos
Veranda	1st level/Ground floor	Floating floor 14.9x4.6 P	
Storage	1st level/Ground floor	Other 9.7x4.11 P	
Bedroom	2nd floor	Floating floor 11.4x11.8 P	
Bedroom	2nd floor	Carpet 11.11x11.9 P	
Family room	Basement	Concrete 28.1x11.2 P	
Workshop	Basement	Concrete 14.8x8.3 P	
Other	Basement	Concrete 10.10x14.5 P	
Cellar / Cold room	Basement	Concrete 10.8x8.5 P	

GENERAL

Date d'occupation	2025-05-09 00:00:00
Built year	1945
Financial recovery	No
Lot's evaluation	40 900 \$
Building evaluation	146 600 \$
Total evaluation	187 500 \$

COSTS

Energy cost	1 974 \$
Municipal Taxes	1 849 \$
School taxes	99 \$
Total	3 922 \$

OTHER INFORMATIONS

Type	One-and-a-half-storey house
Year evaluation	2025
Seller's declaration	See listing broker
Property Category	Residential
Type of building	Detached
Frontview of the building	8.73 Meters
Depth of the building	9.29 Meters
Lot frontage	18.97 Meters
Depth of field	30.48 Meters
Lot area	567.8 Square meters
Number of pieces	13
Number of rooms	3
Number of bedrooms above ground	3
Number of bathrooms	1
Status	Sold
Sale without warranty	E

ADDITIONAL FEATURES

Driveway	Double width or more, Asphalt
Landscaping	Land / Yard lined with hedges
Cupboard	Wood
Heating system	Air circulation
Water supply	Municipality
Heating energy	Electricity
Equipment available	Central heat pump
Windows	PVC, Wood

ADDITIONAL FEATURES

Foundation	Poured concrete
Garage	Attached, Single width
Siding	Vinyl
Distinctive features	Street corner
Proximity	Park - green area
Basement	Partially finished, 6 feet and over
Parking	Garage (1), Outdoor (4)
Sewage system	Municipal sewer
Window type	Sliding, Crank handle
Roofing	Asphalt shingles
Topography	Flat
Zoning	Residential

PICTURES



PICTURES



Living room



Living room



Kitchen



Kitchen



Kitchen



Kitchen



Primary bedroom



Bathroom



Bedroom



Bedroom



Bedroom



Basement

PICTURES



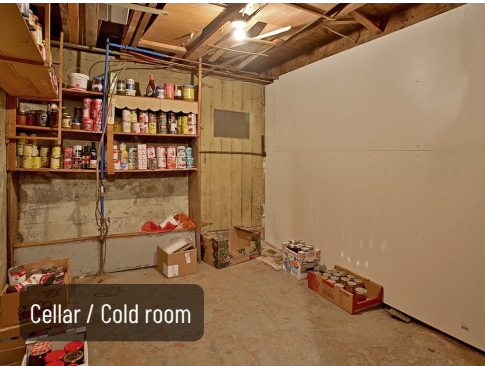
Basement



Basement



Basement



Cellar / Cold room



Veranda



Veranda



Frontage



Frontage



Garage



Workshop



Exterior



Exterior

PICTURES

