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**194-198, RUE BEAULÉ,
COATICOOK**

MLS / ID #17041573

DESCRIPTION

ROOMS DETAILS

Room	Level	Floor cover	Infos
Kitchen	1st level/Ground floor	Floating floor 14.10x14.10 P	
Living room	1st level/Ground floor	Carpet 18.7x11.6 P	
Bathroom	1st level/Ground floor	Floating floor 6x5.8 P	
Bedroom	1st level/Ground floor	Floating floor 11.10x11.6 P	
Bedroom	1st level/Ground floor	Floating floor 12x8.7 P	
Bedroom	1st level/Ground floor	Other 12x11 P	
Laundry room	1st level/Ground floor	Floating floor 5.5x5 P	

GENERAL

Time occupation	30 days
Financial recovery	No
Lot's evaluation	78 200 \$
Building evaluation	163 700 \$
Total evaluation	241 900 \$
Annual income potential	21 276\$

COSTS

Municipal Taxes	3 774 \$
School taxes	139 \$
Total	3 913 \$

OTHER INFORMATIONS

Type	Triplex
Year evaluation	2024
Seller's declaration	See listing broker
Property Category	Multi-family (2 to 5 units)
Type of building	Detached
Number of floors	2
Frontview of the building	28 Feet
Depth of the building	42 Feet
Lot frontage	38.71 Meters
Lot area	1069 Square feet
Total number of units	3

OTHER INFORMATIONS

Status	Sold
Sale without warranty	E

ADDITIONAL FEATURES

Driveway	Asphalt
Landscaping	Landscape
Cupboard	Wood
Heating system	Air circulation, Electric baseboard units
Water supply	Municipality
Heating energy	Electricity, Wood, Heating oil
Equipment available	Central vacuum cleaner system installation
Windows	PVC, Wood
Foundation	Stone, Concrete block
Garage	Single width, Detached
Siding	Vinyl, Pressed fibre
Distinctive features	Street corner
Proximity	Elementary school
Basement	Unfinished, 6 feet and over
Parking	Garage (1), Outdoor (4)
Sewage system	Municipal sewer
Window type	Sliding
Roofing	Elastomer membrane, Asphalt shingles
Topography	Flat
Zoning	Residential

PICTURES



Frontage



Kitchen



Kitchen



Living room



Living room



Living room



Bedroom



Bedroom



Bedroom



Bathroom



Laundry room



Frontage

PICTURES

