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**345, RUE HIGHLAND,
WATERVILLE**

MLS / ID #27738638

ADDITIONAL INFORMATION

-A new certificate of location has been ordered.

-According to previous acts there are 2 easements: NO:448063
Hydro Quebec and Bell Canada. NO:430108 Town of Waterville.

DESCRIPTION

Your future home awaits you in Waterville! Discover this superb 5-bedroom, 2-bathroom property, ideal for a large family or a blended family. Bathed in natural light, it ensures optimal comfort thanks to its wall-mounted heat pump. Outside, enjoy an above-ground pool and a large patio perfect for your moments of relaxation. The detached garage offers additional workshop or storage space. Located in the charming village of Waterville, this house combines the tranquility of the countryside and proximity to services. An opportunity not to be missed! Contact us for a visit.

ROOMS DETAILS

Room	Level	Floor cover	Infos
Hallway	1st level/Ground floor	Ceramic tiles 6x7 P	
Living room	1st level/Ground floor	Wood 10.6x11 P	
Dining room	1st level/Ground floor	Ceramic tiles 7.7x11.1 P	
Kitchen	1st level/Ground floor	Ceramic tiles 10.5x11.1 P	
Bathroom	1st level/Ground floor	Ceramic tiles 8.1x4.10 P	
Bedroom	1st level/Ground floor	Floating floor 10.1x9 P	

INCLUSION

Wood stove and accessories. Above ground pool and accessories.
Garage door opener. Chandeliers and wall-mounted heat pump.

EXCLUSION

Curtains, blinds and rods as well as dishwasher.

Room	Level	Floor cover	Infos
Bedroom	1st level/Ground floor	Floating floor 9.5x11.2 P	
Family room	Basement	Carpet 11.1x9 P	
Bedroom	Basement	Floating floor 11.6x9 P	
Bedroom	Basement	Floating floor 10.11x8 P	
Primary bedroom	Basement	Floating floor 13.10x10.8 P	
Bathroom	Basement	Ceramic tiles 7.2x7.4 P	
Storage	Basement	Concrete 7.9x6.11 P	

GENERAL

Time occupation	60 days
Built year	2005
Financial recovery	No
Lot's evaluation	81 300 \$
Building evaluation	265 800 \$
Total evaluation	347 100 \$

COSTS

Energy cost	2 268 \$
Municipal Taxes	3 160 \$
School taxes	184 \$
Total	5 612 \$

OTHER INFORMATIONS

Type	Bungalow
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OTHER INFORMATIONS

Year evaluation	2025
Seller's declaration	See listing broker
Property Category	Residential
Type of building	Detached
Frontview of the building	8.6 Meters
Depth of the building	9.8 Meters
Lot frontage	21.34 Meters
Depth of field	30.48 Meters
Lot area	650.3 Square meters
Number of pieces	13
Number of rooms	5
Number of rooms in the basement	3
Number of bedrooms above ground	2
Number of bathrooms	2
Status	Sold
Sale without warranty	E

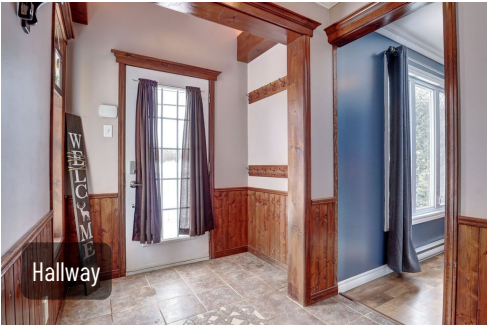
ADDITIONAL FEATURES

Landscaping	Land / Yard lined with hedges
Cupboard	Melamine
Heating system	Electric baseboard units
Water supply	Municipality
Heating energy	Electricity
Equipment available	Ventilation system, Wall-mounted heat pump
Foundation	Poured concrete
Hearth stove	Wood burning stove

ADDITIONAL FEATURES

Garage	Detached
Siding	Vinyl
Pool	Above-ground
Proximity	Highway
Parking	Outdoor (4), Garage (1)
Sewage system	Municipal sewer
Roofing	Asphalt shingles
Topography	Flat
View	Mountain
Zoning	Residential

PICTURES



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