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**\$285,000**

163 Rue Létourneau, Rigaud, J0P 1P0

**Centris No.**

26226629 (Active)

**Seller's Declaration**

Yes

|                               |                 |                               |                        |
|-------------------------------|-----------------|-------------------------------|------------------------|
| <b>Property Type</b>          | Bungalow        | <b>Occupancy</b>              | 15 days PP/PR Accepted |
| <b>Building Type</b>          | Detached        | <b>Deed of Sale Signature</b> | 15 days PP/PR Accepted |
| <b>Year Built</b>             | 1971            | <b>Lot Eval.</b>              | \$52,300 (2021)        |
| <b>Expected Delivery Date</b> |                 | <b>Building Eval.</b>         | \$152,300 (2021)       |
| <b>Building Size</b>          | 36.3 X 24.3 ft  | <b>Mun. Taxes</b>             | \$2,357 (2021)         |
| <b>Living Area</b>            |                 | <b>School Taxes</b>           | \$190 (2021)           |
| <b>Lot Size</b>               | 50 X 196 ft irr | <b>Additional Rev.</b>        | No                     |
| <b>Lot Area</b>               | 9,377.51 sqft   | <b>Intergenerational</b>      |                        |
| <b>Cert. of Location</b>      | Yes (1985)      | <b>Seasonal</b>               |                        |
| <b>Body of Water</b>          | Ottawa River    |                               |                        |



| Rooms | 8                | Bedrooms | 2+0            | Bathrooms and Powder Rooms | 1+1 |
|-------|------------------|----------|----------------|----------------------------|-----|
| Level | Room             |          | Size           | Floor Covering             |     |
| GF    | Living room      |          | 15 X 13 ft     | Carpet                     |     |
| GF    | Dining room      |          | 11 X 9.8 ft    | Carpet                     |     |
| GF    | Kitchen          |          | 9.5 X 8.4 ft   | Flexible floor coverings   |     |
| GF    | Solarium/Sunroom |          | 14.3 X 9.7 ft  | Carpet                     |     |
| GF    | Master bedroom   |          | 10.11 X 9.7 ft | Carpet                     |     |
| GF    | Bedroom          |          | 9.6 X 9.2 ft   | Parquetry                  |     |
| GF    | Bathroom         |          | 9.7 X 8.2 ft   | Carpet                     |     |
| GF    | Laundry room     |          | 9.4 X 4.11 ft  | Carpet                     |     |



**Inclusions**

fridge, stove, washer, dryer, water cooler in kitchen  
 cupboard, contents of the shed, contents of the  
 basement, all window coverings, alarm system

**Exclusions**



|                      |               |                        |                                      |                     |                               |
|----------------------|---------------|------------------------|--------------------------------------|---------------------|-------------------------------|
| <b>Sewage System</b> | Septic tank   | <b>Heating System</b>  | Electric baseboard units             | <b>Equip./Serv.</b> | Wall-mounted air conditioning |
| <b>Water Supply</b>  | Artesian well | <b>Water (access)</b>  | Access (Lake),<br>Waterfront (Lake), |                     |                               |
| <b>Pool</b>          |               | <b>Fireplace-Stove</b> | No                                   | <b>Renovations</b>  |                               |

Well maintained waterfront bungalow, featuring an open concept dining room & living room with panoramic water views, 2 bedrooms, 1+1 bathrooms & solarium New roof 2019, concrete foundation 2009, septic tank 2009, french drain 2009.

Source: ROYAL LEPAGE ELITE, Real Estate Agency