

CENTURY 21

Estrie

AGENCE IMMOBILIÈRE

2316, rue Principale Ouest,
Magog (Québec) J1X 0J1

819 868-6000

info@century21magog.com



Description

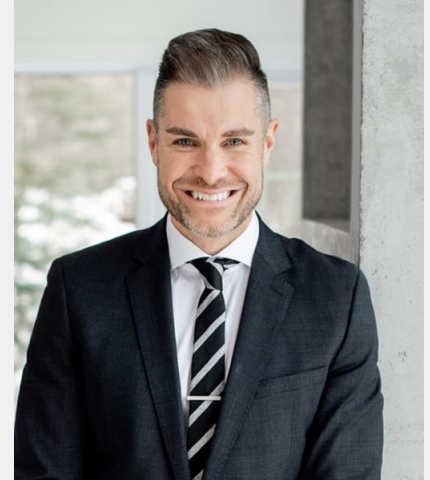
ON THE EAST SIDE OF MEMPHRÉMAGOG LAKE, facing the setting sun. Sublime contemporary country residence combining comfort and exceptional light, open design and oversized aluminum windows with impressive views. The interior features high ceilings, 3 bedrooms + office and 2.5 bathrooms, heated floors and a fireplace. Exceptional natural landscaping. Built on an intimate lot with only a few properties on this small private road about 10 minutes from downtown Magog and the village of Georgeville.

Rooms details

Room	Level	Floor cover	Infos
Hallway	1st level/Ground floor	Concrete 5x12 P	
Mudroom	1st level/Ground floor	Concrete 8.4x14.6 P	
Kitchen	1st level/Ground floor	Concrete 12.7x17.1 P	
Dining room	1st level/Ground floor	Concrete 13x20 P	
Living room	1st level/Ground floor	Concrete 16.6x23.1 P	
Bathroom	1st level/Ground floor	Concrete 12.10x7.4 P	
Washroom	1st level/Ground floor	Concrete 3x7.10 P	

2939, Ch. de Georgeville, app.
9, Magog

MLS / ID #12468585



Maxime Pothier

819 868-6000

maxime.pothier@century21.ca

Additional Information

ON THE EAST SIDE OF MEMPHRÉMAGOG LAKE, facing the setting sun. Sublime contemporary country residence combining comfort and exceptional light, open design and oversized aluminum windows with impressive views. The interior features high ceilings, 3 bedrooms + office and 2.5 bathrooms, heated floors and a fireplace. Exceptional natural landscaping. Built on an intimate lot with only a few properties on this small private road about 10 minutes from downtown Magog and the village of Georgeville.

Costs

Energy cost	\$2,308.00
Municipal Taxes	\$12,447.00
School taxes	\$1,386.00
Common expenses/Rental	\$500.00
Total	\$16,641.00

Room	Level	Floor cover	Infos
Bedroom	1st level/Ground floor	Concrete 12x10.7 P	
Bedroom	1st level/Ground floor	Concrete 10.3x11.10 P	
Family room	2nd floor	Wood 15.6x20 P	
Home office	2nd floor	Wood 12.2x10 P	
Primary bedroom	2nd floor	Wood 12.2x12 P	
Bathroom	2nd floor	Ceramic tiles 8.3x88 P	

Other informations

Time occupation	40 days
Built year	2015
Financial recovery	Non
Lot's evaluation	\$1,062,500.00
Building evaluation	\$593,800.00
Total evaluation	\$1,656,300.00
Type	Two or more storey
Year evaluation	2024
Seller's declaration	See listing broker
Certificate of localisation	-
Property Category	Residential
Type of building	Detached
Number of floors	-
Frontview of the building	19.8 Meters
Depth of the building	11.02 Meters
Lot frontage	23.45 Meters
Depth of field	- Meters
Lot area	3617 Square meters
Number of pieces	12
Number of rooms	3
Number of rooms in the basement	-
Number of bedrooms above ground	3
Number of bathrooms	2
Number of water rooms	1
Rental potential revenue	-
Other gross income	-
Annual income potential	-
Total Operating Expenses	
Name of water bodies	Lac Memphrémagog
Water body on the frontview	-
Total number of units	-
Year of the survey plan	-
Status	Sold
Sale without warranty	N

Additional Features

Driveway Not Paved

Landscaping	Landscape
Heating system	Air circulation, Electric baseboard units, Hot water, Radiant
Water supply	Artesian well
Heating energy	Electricity
Equipment available	Central vacuum cleaner system installation, Ventilation system, Alarm system, Central air conditioning, Electric garage door, Central heat pump
Windows	Aluminum
Foundation	Poured concrete
Hearth stove	Gaz fireplace
Garage	Heated, Attached, Single width
Siding	Concrete, Wood
Distinctive features	Wooded lot: hardwood trees, Navigable, Waterfront, Lake
Proximity	Golf
Restrictions/Permissions	Short-term rentals not allowed
Bathroom / Washroom	Seperate shower
Basement	No basement
Parking	Garage (1), Outdoor (6)
Sewage system	Septic tank, Purification field
Window type	Tilt and turn, Sliding
Roofing	Elastomer membrane
Topography	Flat
View	Mountain, Water, Panoramic
Zoning	Residential