



Address 196 Rue Hilltop	Near Main
Zone Outaouais	Municipality Gatineau (Gatineau)
Property Type (UNI) Bungalow	Building Type Detached
Price \$219,900	Postal Code J8P2L5

REMARKS

Renovated over the past few years, roof south side 2004; PVC windows, central air-conditioning & gas furnace 2007. Possibility of parental apt/separate entry. Nice yard with huge deck & inground pool. Mature trees and nicely landscaped. Virtual TOUR www.dynadf.ca

MLS : **8303890**
 Status : **Active**
 Broker's decl. : **No**

Survey certificate : **No**

Year built : **1969**
 Room(s) : **12**
 Bedroom(s) : **2+1**
 Bathroom(s) : **2**
 Pwd room(s) :
 Lot size : **64.9 X 100**
 Lot area : **6,500 sqft**
 Building size : **26 X 40**
 Living area : **1,100**

PARKING

Garage :
 Carport :
 Exterior : **1**
 Driveway : **Asphalt**

WATER HEATER

Rented : **Yes(1)**

ROOM DESCRIPTIONS

Level	Room	Sizes	Infos
GF	LIV	16 X 12 (Wood)	
GF	DR	10 X 10 (Wood)	
GF	HAL	5 X 5 (Slate)	
GF	KIT	10 X 7 (Tiles)	
GF	MBR	13 X 10 (Wood)	
GF	BDR	11 X 10 (Parquetry)	
GF	BDR	10 X 9 (Parquetry)	
GF	BTH	8 X 6 (Ceramic)	renovated
BA1	FAM	18 X 11 (Tiles)	
BA1	BDR	13 X 10 (Tiles)	
BA1	BTH	10 X 5 (Tiles)	shower
BA1	SWR	10 X 6 (Tiles)	

FEATURES

Rented Equipment (monthly) : **Water heater (1)**
 Heating System : **Forced air**
 Water Supply : **Municipality**
 Heating Energy : **Natural gas**
 Windows : **Wood**
 Foundation : **Poured concrete**
 Pool : **Inground**
 Proximity : **Elementary school**
 Proximity : **Public transportation**
 Siding : **Pressed fibre**
 Parking : **Driveway (1)**
 Lot : **Fenced**
 Zoning : **Residential**

Kitchen Cabinets : **Wood**
 Heating System : **Electric baseboard units**
 Heating Energy : **Electricity**
 Equipment/Services : **Central air conditioning**
 Windows : **PVC**
 Washer/Dryer (installation) : **Other laundry room**
 Proximity : **Park**
 Proximity : **High school**
 Siding : **Brick**
 Basement : **Finished basement**
 Sewage System : **Municipality**
 Lot : **Bordered by hedges**

INCLUSIONS

Dish-washer, oven & stove top, central air-conditioning (2007) gas (2007) shed

EXCLUSIONS

Ligtning fixture in master bedroom. Hot water tank is rented 10.39+ taxes per month

LISTING BROKER(S)

**DYNAMIQUE IMMOBILIER
(SIEGE SOCIAL)**

(819) 243-3962

LISTING AGENT(S)

**Falardeau, Diane
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(613) 223-3962

Appointment :

2- Living room



3- Dining room



4- Kitchen



5- Kitchen



6- Kitchen



7- Master bedroom



8- Bedroom

9- Bedroom



10- Bathroom



11- Family room



12- Powder room



13- Pool



14- Backyard



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