



Address <b>1388 Rue St-Louis</b>	Near <b>René</b>
Zone <b>Outaouais</b>	Municipality <b>Gatineau (Gatineau)</b>
Property Type <b>(UNI) Bungalow</b>	Building Type <b>Detached</b>
Price <b>\$199,000</b>	Postal Code <b>J8T2N1</b>

**REMARKS**

Nice 3 bedrooms bungalow & big kitchen each with patio doors onto a huge deck. Antic arches in living & hallway. Modern bathroom with washer & dryer. Plus 9 ft high ceilings in basement. Near highway 50. Lots of renovations in last few years, see seller's declaration. VIEW [www.dynadf.ca](http://www.dynadf.ca)

MLS : **8306083**  
 Status : **Active**  
 Broker's decl. : **No**

Survey certificate : **Yes/1996**

Year built :  
 Room(s) : **9**  
 Bedroom(s) : **3**  
 Bathroom(s) : **1**  
 Pwd room(s) :  
 Lot size : **50 X 96**  
 Lot area : **4,876 sqft**  
 Building size : **34.2 X 51**  
 Living area : **1,393**

**PARKING**

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

**WATER HEATER**

Rented :

**ROOM DESCRIPTIONS**

Level	Room	Sizes	Infos
GF	HAL	10,9 X 3,10 (Ceramic)	
GF	LIV	15 X 10,4 (Laminate floor)	
GF	KIT	13,11 X 11,9 (Ceramic)	
GF	DR	13,11 X 6,4 (Laminate floor)	
GF	MBR	13,5 X 11,2 (Carpet)	
GF	BDR	13,10 X 9,3 (Carpet)	patio doors
GF	BDR	13,1 X 9,4 (Carpet)	patio doors
GF	BTH	10 X 6 (Ceramic)	jaccuzzi bathtub
GF	LDR	4 X 4 (Ceramic)	next to bathroom
BA1	PLR	20 X 0 Irr	9 ft+ ceilings
BA1	WOR	20 X 0 Irr	9ft+ ceilings

**FEATURES**

Heating System : **Forced air**  
 Heating Energy : **Natural gas**

Proximity : **Highway**  
 Proximity : **Park**  
 Proximity : **Elementary school**  
 Bathroom : **Jacuzzi bathtub**  
 Sewage System : **Municipality**  
 Lot : **Landscaped**  
 Zoning : **Residential**

Water Supply : **Municipality**  
 Washer/Dryer (installation) : **Bathroom**  
 Proximity : **Golf**  
 Proximity : **Bicycle path**  
 Proximity : **Public transportation**  
 Basement : **Partially finished**  
 Lot : **Fenced**  
 Topography : **Flat**

**INCLUSIONS**

Jenn-Air stove given as is. Shed, central vaccum, central air-conditionner, gas furnace, hot water tank, ceiling fans, alarm system.

**EXCLUSIONS**

Dishwasher

<b>LISTING BROKER(S)</b> DYNAMIQUE IMMOBILIER (SIEGE SOCIAL) Appointment :	(819) 243-3962	<b>LISTING AGENT(S)</b> Falardeau, Diane <a href="mailto:dyna@dynamdf.ca">dyna@dynamdf.ca</a>	(613) 223-3962
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2- Kitchen



3- Living room



4- Hall



5- Kitchen



6- Master bedroom



7- Bedroom



8- Bedroom

9- Laundry room



10- Other



11- Frontage



12- Veranda



The information shown above comes from the Multiple Listing System (MLS) of **CHAMBRE IMMOBILIÈRE DE L'ESTRADOIS**

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