



Address : **1388 Rue St-Louis**
 Near : **René**
 Zone : **Outaouais**
 Municipality : **Gatineau (Gatineau)**
 Property Type : **(UNI) Bungalow**
 Building Type : **Detached**
 Price : **\$179,900**
 Postal Code : **J8T2N1**

REMARKS

LOOKING FOR SPACE OR 1ST HOME ! 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 8 ft high ceilings in basement. Near highway 50. Lots of renovations in last few years, see seller's declaration. VIRTUAL TOUR 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)	jacuzzi 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 vacuum, central air-conditionner, gas furnace, hot water tank, ceiling fans, alarm system.

EXCLUSIONS

Dishwasher

LISTING BROKER(S) DYNAMIQUE IMMOBILIER (SIEGE SOCIAL) Appointment :	(819) 243-3962	LISTING AGENT(S) Falardeau, Diane dyna@dynamdf.ca	(613) 223-3962
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2- Kitchen



3- Living room



4- Hall



5- Living room



6- Kitchen



7- Kitchen



8- Kitchen

9- Master bedroom



10- Master bedroom



11- Bedroom



12- Bedroom



13- Bathroom



14- Laundry room



15- Other



16- Exterior





17- Veranda



18- Frontage



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