



Address 9 Av. de la Citadelle #1	Near Montagne Sud
Zone Outaouais	Municipality Hull (Gatineau)
Property Type (COP) Apartment	Building Type Detached
Co-ownership Divided	
Price \$194,900	Postal Code J8Z3M3

REMARKS
 SUPER NICE condo on main floor with access directly to garage. Many extras: crown moldings, recently painted, owned furnace, French doors, 3 sided gas fireplace, nice floors. Lot of storage space, secured doors, 2 balconies. Appliances included. Nice quiet area entry to du Dome golf. VIEW www.dynadf.ca
 VIRTUAL TOUR & CALL 613-223-3962

MLS : 8378416	PARKING	ROOM DESCRIPTIONS
Status : Active	Garage : 1	
Broker's decl. : No	Carport :	
Survey certificate : No	Exterior :	
	Driveway :	
Year built : 1994	WATER HEATER	
Room(s) : 9	Rented : Yes(1)	
Bedroom(s) : 3		
Bathroom(s) : 2		
Pwd room(s) :		
Level :		
Lot size :		
Lot area : 768 sqft		
Building size :		
Living area : 1,400		

Level	Room	Sizes	Infos
GF	LIV	12 X 12 (Wood)	3 sided gas fireplace
GF	DR	11 X 11 (Wood)	3 sided gas fireplace
GF	KIT	11 X 7 (Ceramic)	plus 4 elec appliances
GF	MBR	15 X 12,6 (Wood)	communicating bathroom/balcony
GF	BDR	10,6 X 9 (Wood)	
GF	BDR	10,6 X 9 (Wood)	or family room
GF	BTH	9 X 7,6 (Ceramic)	4 pieces communicating
GF	BTH	8 X 5 (Ceramic)	3 pieces
GF	LDR	8 X 5,6 (Ceramic)	furnace room
GF	HAL	6 X 4 (Ceramic)	garage access

FEATURES		
Rented Equipment (monthly) : Water heater (1)	Kitchen Cabinets : Thermoplastic	
Heating System : Forced air	Water Supply : Municipality	
Heating Energy : Natural gas	Equipment/Services : Central vacuum cleaner system installation	
Equipment/Services : Central air conditioning	Fireplace-Stove : Gas fireplace	
Garage : Built-in	Garage : Single width	
Washer/Dryer (installation) : Other laundry room	Distinctive Features : Cul-de-sac	
Proximity : Highway	Proximity : Golf	

Proximity	: Metro	Proximity	: Park
Proximity	: Bicycle path	Proximity	: Elementary school
Proximity	: Public transportation	Siding	: Brick
Bathroom	: Ensuite bathroom	Bathroom	: Separate shower
Cadastre - Parking	: Garage (1)	Sewage System	: Municipality
Lot	: Landscaped	Topography	: Flat
Zoning	: Residential		

INCLUSIONS

AMANA fridge, self-cleaning oven, convection micro-wave, Asko dish-washer (stainless steel interior); washer & dryer; gas furnace; central air-conditioner; alarm system not connected; 3 sided gas fireplace.

EXCLUSIONS

gas hot water tank rented 10.50 per month

LISTING BROKER(S)

DYNAMIQUE IMMOBILIER
(SIEGE SOCIAL)

Appointment :

(819) 243-3962

LISTING AGENT(S)

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The information shown above comes from the Multiple Listing System (MLS) of



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