



Address **47 Rue de Sérignan** Near **Cannes**
 Zone **Outaouais** Municipality **Gatineau (Gatineau)**
 Property Type **(UNI) Bungalow** Building Type **Detached**
 Price **\$459,000** Postal Code **J8V3R9**

REMARKS

WOW superbe stone & brick house in nice quiet area. Immense master bedroom with French doors access to beautiful backyard. Original stylish modern kitchen with lots of cubbords & French doors to access to yard, professionally landscaped & interlocking. Huge family room open concept wood fireplace. Nice quiet area. Virtual tour www.dynadf.ca

MLS : **8316742**
 Status : **Active**
 Broker's decl. : **No**
 Survey certificate : **No**

PARKING
 Garage : **1**
 Carport :
 Exterior : **2**
 Driveway : **Asphalt Paving stone**

Year built : **1996**
 Room(s) : **12**
 Bedroom(s) : **2+2**
 Bathroom(s) : **2**
 Pwd room(s) :
 Lot size : **51 X 100**
 Lot area : **5,138 sqft**
 Building size :
 Living area : **1,600**

WATER HEATER
 Rented :

ROOM DESCRIPTIONS

Level	Room	Sizes	Infos
GF	HAL	6 X 3 (Ceramic)	
GF	LIV	15 X 14 (Wood)	high ceilings
2	DR	12 X 10 (Ceramic)	iron
2	KIT	11 X 9 (Ceramic)	luxuruous
2	MBR	21 X 16 (Carpet)	huge & French door
2	BDR	12 X 12 (Carpet)	
2	DIN	4 X 9 (Ceramic)	French doors
2	BTH	13 X 10 (Ceramic)	luxuruous 4 pieces
BA1	FAM	24 X 24 (Carpet)	huge
BA1	BDR	13,6 X 12 (Carpet)	
BA1	BDR	13,6 X 9,6 (Carpet)	
BA1	BTH	9 X 6 (Ceramic)	
BA1	LDR	9 X 8 (Ceramic)	
BA1	STO	15 X 6 (Concrete)	furnace room

FEATURES

Heating System : **Forced air**
 Water Supply : **Municipality**
 Equipment/Services : **Central air conditioning**
 Equipment/Services : **Alarm system**
 Fireplace-Stove : **Wood fireplace**
 Garage : **Other attic**
 Pool : **Inground**
 Proximity : **Hospital**
 Proximity : **Public transportation**
 Siding : **Stone**
 Bathroom : **Jacuzzi bathtub**
 Parking : **Driveway (2)**
 Lot : **Fenced**
 Topography : **Flat**

Heating System : **Hot water**
 Heating Energy : **Natural gas**
 Equipment/Services : **Electric garage door opener**
 Foundation : **Poured concrete**
 Garage : **Attached**
 Pool : **Heated**
 Proximity : **Highway**
 Proximity : **Elementary school**
 Siding : **Brick**
 Bathroom : **Separate shower**
 Basement : **Finished basement**
 Sewage System : **Municipality**
 Lot : **Landscaped**
 Zoning : **Residential**

INCLUSIONS

Stainless steel dishwasher; gas hot water heater for inground pool & accessoires; hot water tank; alarm system; central air-conditionning; central vaccum; gas & hot water furnace.

EXCLUSIONS

lighting fixture in dining room

LISTING BROKER(S)

**DYNAMIQUE IMMOBILIER
(SIEGE SOCIAL)**
Appointment :

(819) 243-3962

LISTING AGENT(S)

Falardeau, Diane
dyna@dynadf.ca

(613) 223-3962

2- Other



3- Kitchen



4- Dining room



5- Kitchen



6- Kitchen



7- Master bedroom



8- Master bedroom

9- Master bedroom



10- Bathroom



11- Bathroom



12- Family room



13- Bedroom



14- Pool



15- Pool



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