

CENTURY 21

Estrie

AGENCE IMMOBILIÈRE

2316, rue Principale Ouest,
Magog (Québec) J1X 0J1

819 868-6000

info@century21magog.com



Description

A house that we love for its brightness, its volumes, its pleasant and functional floor plan. 4 bedrooms including 3 on the same floor, 2.5 bathrooms, a large master suite with built-in furniture, 2 living rooms, one with a wood fireplace and 16 ft. ceiling, generous south-facing windows opening onto the forest and the 6.7 acre land. In addition to the attached garage, there is a 2nd garage measuring 30 x 55 that can accommodate a motorhome or other. Located in a coveted area, 5 min. from mount Orford, Havre 525 offers its few owners private access to cross-country skiing and hiking trails, access to the snowmobile trail and much more!

Rooms details

Room	Level	Floor cover	Infos
Hallway	1st level/Ground floor	Concrete 19x6.9 P	
Home office	1st level/Ground floor	Concrete 13.11x10.7 P	
Washroom	1st level/Ground floor	Concrete 5.9x5.4 P	
Kitchen	1st level/Ground floor	Concrete 15.9x14.6 P	
Pantry	1st level/Ground floor	Concrete 4.2x6.8 P	
Living room	1st level/Ground floor	Concrete 18.3x16.11 P	Ceiling 19'7"
Dining room	1st level/Ground floor	Concrete 11.10x18.4 P	
Laundry room	1st level/Ground floor	Concrete 11.3x8.8 P	

40, Allée du Refuge, Magog

\$1,495,000

MLS / ID #16946871



MéliSSa Côté

819 868-6000

819 434-1568

819 868-4150

melissa.cote@century21.ca

Additional Information

Magnificent property, located 5 minutes from Parc National du Mont Orford, Lake Memphremagog, city services and access to Highway 10!

Set on a 6.7-acre wooded lot with several mature maples, its look and feel will not leave you indifferent. With its south-facing backyard and flat, landscaped grounds, you'll enjoy the best of both worlds: country and city.

Domaine Le Havre 525 is a condominium project shared by 8 co-owners. Entrance is via a private gate on Chemin Roy. The estate is asphalted, with dedicated walking trails all around. In winter, they become cross-country ski trails. Need more outdoors? Head to the SÉPAQ in less than 5 minutes and enjoy the 55 square kilometer national park. For even more thrills, you can join the nearby snowmobile trail.

Room	Level	Floor cover	Infos
Mechanical room	1st level/Ground floor	Concrete 4.7x6.10 P	
Hallway	1st level/Ground floor	Concrete 7.4x18.5 P	
Walk-in closet	1st level/Ground floor	Concrete 7.6x7.5 P	
Bedroom	2nd floor	Wood 12.8x12.4 P	
Bathroom	2nd floor	Ceramic tiles 11.3x10.8 P	Shower
Bedroom	2nd floor	Wood 11.6x13.4 P	
Living room	2nd floor	Wood 18.6x26.1 P	
Primary bedroom	2nd floor	Wood 19.2x16.11 P	
Bathroom	2nd floor	Ceramic tiles 10.7x11.3 P	
Walk-in closet	2nd floor	Wood 4.7x10.2 P	

Other informations

Price	\$1,495,000
Date d'occupation	2024-01-19 00:00:00
Built year	2020
Financial recovery	Non
Lot's evaluation	\$158,800.00
Building evaluation	\$674,600.00
Total evaluation	\$833,400.00
Type	Two or more storey
Year evaluation	2024
Location price	- \$
Seller's declaration	See listing broker
Certificate of localisation	-
Property Category	Residential
Type of building	Detached
Number of floors	-
Frontview of the building	19.51 Meters
Depth of the building	9.72 Meters
Lot frontage	84.52 Meters
Depth of field	268.43 Meters
Lot area	27333.1 Square meters
Number of pieces	13
Number of rooms	4
Number of rooms in the basement	-
Number of bedrooms above ground	4
Number of bathrooms	2
Number of water rooms	1
Rental potential revenue	-
Other gross income	-
Annual income potential	-
Total Operating Expenses	

Perfectly located +/- 500 m from the Montessori school, 1 km from Lake Memphremagog and 4 minutes from Highway #10 and Parc National du Mont Orford (ski/golf). All the while enjoying the tranquility and security of a private estate.

The property is subject to a declaration of co-ownership and to conditions and regulations designed to ensure the harmony of the project.

House on concrete slab with heated floors and attached garage also with heated floors.

Large kitchen with walk-in pantry and another room for small appliances/coffee corner.

9-foot ceilings on 2 levels.

16-foot ceilings in main floor living room.

Detached 30' X 55' garage with bathroom and room for office or storage on 2nd floor. Note that the pipes for the floor heating are installed, all that's missing is the element. Current heating is by wall-mounted heat pump.

Bionest system for 4 bedrooms.

Inclusion

Gas stove, dishwasher and Frigidaire refrigerator, kitchen island benches, wooden dining room table, bench & 4 matching chairs, blinds, fixtures, shelves in living room and upstairs bathroom, subwoofer and sound bar in living room, living room fan, hanging mirror in entrance hall.

Exclusion

Washer and dryer, fireplace accessories.

Costs

Energy cost	\$4,730.00
Municipal Taxes	\$6,441.00
School taxes	\$675.00
Total	\$11,846.00

Water body on the frontview	-
Total number of units	-
Year of the survey plan	-
Status	Active
Sale without warranty	N

Additional Features

Driveway	Not Paved
Landscaping	Landscape
Cupboard	Other
Basement foundation	Concrete slab on the ground
Heating system	Radiant, Other, Wall mounted heatpump
Water supply	Artesian well
Heating energy	Electricity
Equipment available	Central vacuum cleaner system installation, Electric garage door, Water softener, Ventilation system, Wall-mounted heat pump
Windows	PVC
Foundation	Poured concrete
Hearth stove	Wood fireplace
Garage	Other, Attached, Detached
Siding	Vinyl
Distinctive features	Wooded lot: hardwood trees, No neighbours in the back, Cul-de-sac
Proximity	Highway, Golf, Bicycle path, Alpine skiing, Cross-country skiing, Daycare centre, Park - green area, Elementary school, High school
Restrictions/Permissions	Short-term rentals not allowed
Bathroom / Washroom	Adjoining to primary bedroom
Basement	No basement
Parking	Outdoor (6), Garage (4)
Sewage system	BIONEST system
Window type	Crank handle
Roofing	Other, Tin, Asphalt shingles
Topography	Flat
Zoning	Residential