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Hawkesbury
178-182, John

1167824 - Source : Seguin Realty Ltd, Real Estate Broker



For sale : 259 000 \$

Category	Residential
Style	One-and-a-half-storey house

Building	1949 (70 years) Estimated
Living area	2508 square feet

Lot	
Front	50 feet
Depth	108.03 feet

Expenses	Monthly	Yearly
Insurance	164 \$	1 969 \$
Water taxes	100 \$	1 200 \$
Municipal Taxes (2019)	340 \$	4 075 \$
Total:	604 \$	7 244 \$

RESIDENTIAL/COMMERCIAL - EXCELLENT EXPOSURE! Multi-use property located on John St. downtown core Hawkesbury. Loads of potential here! Charm & character have been nicely preserved in this 2,508 sq.ft. home consisting of high ceilings, original wood moldings, hand-carved rope railing staircase leading to the 2nd floor, gleaming hardwood & ceramic floors, stone fireplace, formal dining room, kitchen, breakfast nook, bedroom & master bedroom w/whirlpool tub & separate full bath. 2ND floor features an open concept studio apt. Completely finished basement with family room & full bathroom. Walkout basement w/garden doors & private backyard with large outside patio, balcony & gazebo. Parking space for 5 cars at rear. Ideal property for owner occupied or business usage such as home business, professional offices, hair salon, boutique or café, etc. Roof redone in 2018. A must see property!

Addenda

Roof redone in 2018

Features

Basement	Finished basement, Complete basement
Distinctive features	Right of passage
Driveway	Crushed stone
Foundation	Poured concrete
Heating energy	Natural gas
Heating system	Electric baseboard units, Hot water
Rental appliances	Water heater, Other : Hot water tank
Roofing	Asphalt shingles
Sewage system	Municipal sewer
Siding	Stone, Vinyl
Water supply	Municipality

Rooms

	Level	Dimensions
Hallway	1st floor	11'3" x 11'2"
Kitchen	1st floor	17'4" x 10'6"
Dining room	1st floor	14'9" x 13'9"
Dinette	1st floor	11'1" x 9'4"
Living room	1st floor	18'10" x 13'7"
Bedroom	1st floor	17'1" x 10'10"
Master bedroom	2nd floor	13'11" x 20'
Other	2nd floor	15'4" x 20'2"