



Carole Seguin
Phone : 613-678-0106
Other : 613-632-3621
Fax : 613-632-1124
Email : carole@seguinrealtyltd.com
Website : http://www.caroleseguin.com



Hawkesbury

920, Roch

1158004 - Source : Seguin Realty Ltd, Real Estate Broker

Sold



For sale : 189 900 \$

Category	Residential
Style	Two or more storey
Type	Semi-detached
Bedrooms	3
Bathrooms	1
Powder rooms	1

Building

	2001 (18 years)
Living area	1396 square feet

Lot

Front	33.39 feet
Depth	247.71 feet

Expenses

	Monthly	Yearly
Municipal Taxes (2018)	199 \$	2 386 \$

YOU WILL LOVE THIS SUPERB 3 BEDROOM MODERN SEMI-DETACHED located in a peaceful and family oriented neighbourhood on a cul-de-sac street. No rear neighbours backing to a stream and wooded area. Flooded by sunshine, featuring an open concept design, 1,396 sq.ft of living space, sunken living room, laminated, ceramic & linoleum flooring, 2 pce bath on main floor and luxurious bathroom with whirlpool bath & separate shower on second floor, modern kitchen, patio door to rear deck, laundry facility on main floor, economical natural gas heating, partly finished basement including a natural gas fireplace. Plenty of parking spaces for 3 cars on a paved driveway. Excellent value! P.S. Adjacent semi-detached (922 Roch St) is also for sale. Ideal for owner occupied or the investors!

Features

Basement	Complete basement, Partially finished
Bathroom / Washroom	Whirlpool bath-tub
Driveway	Asphalt
Foundation	Poured concrete
Hearth stove	Gaz fireplace
Heating energy	Natural gas
Heating system	Hot water
Landscaping	Landscape
Roofing	Asphalt shingles
Sewage system	Municipal sewer
Siding	Vinyl, Brick
Water supply	Municipality

Rooms

	Level	Dimensions
Kitchen	1st floor	8'5" x 13'
Dining room	1st floor	10' x 13'
Living room	1st floor	15' x 13'
Laundry room	1st floor	8' x 5'7"
Master bedroom	2nd floor	12'7" x 15'
Bedroom	2nd floor	9'7" x 12'
Bedroom	2nd floor	9' x 11'7"
Family room	Basement	31' x 18'5"