

# CENTURY 21

## Estrie

AGENCE IMMOBILIÈRE

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

# 819 868-6000

info@century21magog.com



## Description

Superb "Farmhouse" located on a lot of 4 acres, offering 4 bedrooms & 2 bathrooms upstairs, a spacious ground floor with 9 ft. high ceilings, all overlooking the backyard and the inground pool, a basement with a large family room, and two office spaces, central heatpump, an attached double garage and a 2nd double detached one, a stable of 4 boxes and a shelter for the machinery. The meadows are partly fenced and the lot includes an outdoor riding arena. Several boxes will be checked here to allow your small or medium-scale agricultural or livestock projects or simply to realize your dream of being with your horses at home!

## Rooms details

Room	Level	Floor cover	Infos
Hallway	1st level/Ground floor	Ceramic tiles 16.6x6.11 P	
Kitchen	1st level/Ground floor	Wood 14.10x9.7 P	
Dining room	1st level/Ground floor	Wood 10x18.11 P	
Living room	1st level/Ground floor	Wood 14.6x17 P	
Washroom	1st level/Ground floor	Ceramic tiles 4.11x4.2 P	
Laundry room	1st level/Ground floor	Ceramic tiles 13.1x5.9 P	
Mudroom	1st level/Ground floor	Ceramic tiles 11x6.8 P	

721, Ch. Desjardins,  
Sherbrooke (Fleurimont)

# \$1,179,000

MLS / ID #14401395



**MéliSSa Côté**

819 868-6000

819 434-1568

819 868-4150

[melissa.cote@century21.ca](mailto:melissa.cote@century21.ca)

## Additional Information

A real country house offering all modern comforts, large rooms and land that will allow you several possibilities.

Located away from the road, the hardwood driveway that leads to the house sets the tone. The construction here was designed for the long term.

The ground floor first welcomes you with a bright hall with an 18-foot ceiling. A large mud room space located between the garage and the hall will allow you storage for the whole family. In this wing of the property there is also a powder room and an office space which could also be suitable for other purposes.

Then follow the common living areas including a large living room, laundry room, kitchen with

Room	Level	Floor cover	Infos
Storage	1st level/Ground floor	Wood 7.11x7.9 P	
Primary bedroom	2nd floor	Floating floor 15.2x12.8 P	
Walk-in closet	2nd floor	Floating floor 13.7x4.11 P	
Bathroom	2nd floor	Ceramic tiles 13.2x7.7 P	
Bedroom	2nd floor	Floating floor 12.7x11.3 P	
Bedroom	2nd floor	Floating floor 12.10x11.6 P	
Bedroom	2nd floor	Wood 11.6x9.11 P	
Bathroom	2nd floor	Ceramic tiles 8.11x4.11 P	
Family room	Basement	Floating floor 16.7x15.7 P	
Playroom	Basement	Flexible floor coverings 15.5x12.6 P	
Washroom	Basement	Ceramic tiles 8.11x5.10 P	
Home office	Basement	Floating floor 12.11x14.6 P	
Den	Basement	Floating floor 15.11x6.8 P	
Mechanical room	Basement	Concrete 13.5x10.10 P	

pantry and dining room. The latter overlooks the covered concrete terrace and a little further the inground pool. Facing the sunset, this backyard will make you enjoy the sun longer during summer evenings.

Upstairs, there are 2 bathrooms and 4 bedrooms including a large master suite.

The basement is a large play area and also has 2 offices and the mechanical room. In the latter is the central heat pump, the water softener system and other equipment assigned to the proper functioning of the house.

Not far from the house is a second double garage with an adjacent stable (4 stalls) as well as a machinery shed, an outdoor arena and fences allowing you to keep your animals safe.

A great opportunity located 10 minutes from the hospital, Highway 610, less than 20 min. from downtown Sherbrooke.

\* The living area does not include the basement.

## Costs

Energy cost	\$4,890.00
Municipal Taxes	\$6,022.00
School taxes	\$513.00
<b>Total</b>	<b>\$11,425.00</b>

## Other informations

Price	\$1,179,000
Time occupation	60 days
Built year	2021
Financial recovery	Non
Lot's evaluation	\$73,100.00
Building evaluation	\$519,600.00
Total evaluation	\$592,700.00
Type	Two or more storey
Year evaluation	2023
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	21.53 Meters
Depth of the building	9.92 Meters
Lot frontage	184.31 Meters
Depth of field	121.92 Meters
Lot area	22480.7 Square meters
Number of pieces	15
Number of rooms	4
Number of rooms in the basement	-

Number of bedrooms above ground	4
Number of bathrooms	2
Number of water rooms	2
Rental potential revenue	-
Other gross income	-
Annual income potential	-
Total Operating Expenses	
Water body on the frontview	-
Total number of units	-
Year of the survey plan	-
Status	Active

## Additional Features

Landscaping Fenced, Landscape

Cupboard	Laminated
Heating system	Air circulation
Water supply	Artesian well
Equipment available	Central vacuum cleaner system installation, Ventilation system, Alarm system, Water softener, Other, UV system for water, Electric garage door, Central heat pump
Windows	PVC
Foundation	Poured concrete
Garage	Attached, Double width or more, Detached, Single width
Siding	Steel, Other
Pool	Heated, Inground
Proximity	Hospital
Bathroom / Washroom	Seperate shower, Adjoining to primary bedroom
Available services	Fire detector
Basement	Finished basement
Parking	Garage (2), Outdoor (10)
Sewage system	Septic tank, Purification field
Window type	Crank handle
Roofing	Asphalt shingles
Topography	Flat
Zoning	Agricultural