

# CENTURY 21

## Estrie

AGENCE IMMOBILIÈRE

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

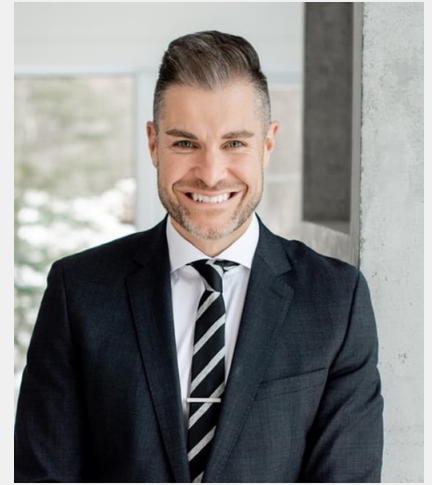
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## Description

On the water's edge of the small Eaux-vives ecological lake, cozy contemporary residence on magnificent, intimate 80,000+ ft<sup>2</sup> lot. Interior features open spaces with wood beams, 4 bedrooms 2.5 bathrooms, heated floors, fireplace, high ceilings, woodwork, kitchen with quartz countertop, large terrace overlooking the lake. Meticulous landscaping. True country living just minutes from Lake Memphremagog and downtown Magog services. Upscale neighbourhood. Country living in the city. A must-see!

## Rooms details

Room	Level	Floor cover	Infos
Hallway	1st level/Ground floor	Ceramic tiles 16.5x9.7 P	
Living room	1st level/Ground floor	Concrete 13x15 P	
Library	1st level/Ground floor	Concrete 15.3x15.4 P	
Washroom	1st level/Ground floor	Ceramic tiles 9.10x3.6 P	
Living room	1st level/Ground floor	Concrete 17.2x10.5 P	
Dining room	1st level/Ground floor	Concrete 16.3x18.3 P	
Kitchen	1st level/Ground floor	Concrete 13.5x14.10 P	

## Costs

Energy cost	\$3,755.00
Municipal Taxes	\$6,489.00
School taxes	\$713.00
Common expenses/Rental	\$1,000.00
Total	\$11,957.00

Room	Level	Floor cover	Infos
Pantry	1st level/Ground floor	Concrete 9x6.5 P	
Mudroom	1st level/Ground floor	Concrete 5.7x12 P	
Laundry room	1st level/Ground floor	Concrete 5.4x20 P	
Workshop	1st level/Ground floor	Concrete 12.5x20 P	
Bedroom	2nd floor	Wood 14.1x14.4 P	
Family room	2nd floor	Wood 18.1x20 P	
Bathroom	2nd floor	Wood 4.4x11.5 P	
Bedroom	2nd floor	Wood 13.8x14.8 P	
Bedroom	2nd floor	Wood 11x11.3 P	
Bathroom	2nd floor	Wood 11x14.2 P	
Mezzanine	2nd floor	Wood 13.4x9 P	
Primary bedroom	2nd floor	Wood 15.2x16.6 P	

## Other informations

Time occupation	90 days
Built year	2006
Financial recovery	Non
Lot's evaluation	\$280,000.00
Building evaluation	\$600,900.00
Total evaluation	\$880,900.00
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	25.26 Meters
Depth of the building	9.65 Meters
Lot frontage	105.16 Meters
Depth of field	- Meters
Lot area	8002.6 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	1
Rental potential revenue	-
Other gross income	-

Annual income potential	-
Total Operating Expenses	
Name of water bodies	Lac privé
Water body on the frontview	-
Total number of units	-
Year of the survey plan	-
Status	Sold
Sale without warranty	N

## Additional Features

Driveway	Not Paved
Landscaping	Landscape
Cupboard	Other, Wood
Heating system	Hot water, Radiant, Electric baseboard units
Water supply	Artesian well
Heating energy	Electricity
Equipment available	Central vacuum cleaner system installation
Windows	PVC
Foundation	Poured concrete
Hearth stove	Gaz fireplace
Garage	Detached, Heated, Single width
Siding	Wood
Distinctive features	Wooded lot: hardwood trees, Non navigable, No neighbours in the back, Waterfront, Lake
Proximity	Golf
Restrictions/Permissions	Short-term rentals not allowed
Bathroom / Washroom	Seperate shower
Basement	No basement
Parking	Garage (1), Outdoor (10)
Sewage system	Septic tank, Purification field
Window type	Crank handle
Roofing	Elastomer membrane
Topography	Flat
View	Water
Zoning	Residential