



Mario Conte
Delivering the Impossible
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Magog-1535, Rue Principale E.

\$399,000



1535, Rue Principale E., Magog, J1X1Z8

ULS : 9228738

[VISITE DE LA PROPRIÉTÉ](#)

Built in 2013, this spacious condo offers 976 sq. ft. of bright, open-concept living space. It features 2 bedrooms, a wall-mounted air conditioner, and 2 parking spaces. Ideally located in a family-friendly neighborhood, it is close to a wide range of amenities, including an elementary school, daycare center, arena, tennis courts, soccer and baseball fields, as well as major highways. You'll also enjoy being within walking distance of several sports and recreational facilities. Currently rented, this property represents an excellent opportunity for both investors and future homeowners.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	2
Salle de bain en vedette	1

Financiers

Évaluation municipale

Évaluation du terrain	\$100.00
Évaluation du bâtiment	\$100.00
Évaluation municipale	\$200.00

Taxes

Municipale	\$10.00
École	\$10.00
Total	\$20.00

Dépense annuelle

Frais de copropriété	\$2,400.00
Total	\$2,400.00

ADDENDA

The sale is made without any legal warranty, at the buyer's own risk;
The notary handling the transaction will be a notary chosen by the seller;
A 5% deposit made payable to Paquette & Associés, Judicial Officers, in trust must be remitted within 24 hours of acceptance;
All documents requested by the buyer are at the buyer's expense;
Condo fees, taxes and all other documents not available, will be at the responsibility of the buyer.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	2013
Number of Rooms	6
Superficie Habitable	972 PC
Nombre d'étages	3
Toiture	Asphalt shingles
Salle de bain / salle d'eau	Separate shower

Caractéristiques du terrain et extérieur

Stat. (total)	Outdoor , 2
Proximité	Highway , Hospital , Bicycle path , Elementary school , Alpine skiing , High school , Cross-country skiing

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Kitchen	1st level/Ground floor	9.6x8.4 ft	Ceramic tiles	
Dining room	1st level/Ground floor	13.8x12.2 ft	Floating floor	
Living room	1st level/Ground floor	16x9.10 ft	Floating floor	
Master bedroom	1st level/Ground floor	13x12.6 ft	Floating floor	
Bedroom	1st level/Ground floor	11x9 ft	Floating floor	

Laundry room

1st level/Ground floor

5x3 ft

Floating floor

Caractéristiques

Système de chauffage

Electric baseboard units

Énergie de chauffage

Electricity

Équipements / services

Wall-mounted air conditioning , Ventilation system , Entry phone

Approvisionnement en eau

Municipality

Système d'égout

Municipal sewer

Toiture

Asphalt shingles

Zonage

Residential

Allée

Asphalt

INCLUSIONS & EXCLUSIONS

Exclusions

All items in the condo belonging to the tenant

