



Robert Macaulay
 Certified Real Estate Broker AEO - B3231
819-843-6834
Other : 819-572-1181
Email : r.macaulay@sympatico.ca
Website : http://www.robertmacaulay.ca

Magog
3661, Ch. de Georgeville

16378681 - Source : IMMEUBLES ROYAL, Real Estate Agency



Beautiful brick centennial home with 15+/- acres located in white zone. Four fireplaces, original pine floors, 4 bedrooms, 2-1/2 bathrooms, peaceful country view.

Included

washer/dryer, stove, refrigerator, dishwasher, wood stove, generator, alarm system.
 House sold unfurnished

Excluded

House sold unfurnished

Features

Basement	Unfinished, 6 feet and over
Bathroom / Washroom	Adjoining to the master bedroom
Cupboard	Melamine, Wood
Distinctive features	No neighbours in the back
Driveway	Not Paved, Double width or more
Equipment available	Alarm system
Foundation	Stone
Hearth stove	Wood burning stove, Wood fireplace
Heating energy	Heating oil, Electricity, Wood
Heating system	Electric baseboard units, Air circulation
Landscaping	Land / Yard lined with hedges, Landscape
Parking	4 Outdoor
Proximity	High school, Hospital, Highway, University, Alpine skiing, Golf, Cross-country skiing, Elementary school, Cegep
Roofing	Asphalt shingles
Sewage system	Dry well, Purification field
Siding	Brick
Topography	Flat
View	Mountain
Water supply	Artesian well
Window type	Hung
Windows	Wood
Zoning	Residential

For sale : 565 000 \$

Category	Residential
Style	Two or more storey
Rooms	12
Bedrooms	4
Bathrooms	2
Powder rooms	1

Building

	1803 (216 years)
Front	42 feet
Depth	34 feet

Lot

Front	448 feet
Area	15 acres

Evaluation (2019)

Building	219 300 \$
Lot	373 300 \$
Total:	592 600 \$

Expenses

	Monthly	Yearly
Energy cost	348 \$	4 170 \$
Municipal Taxes (2019)	437 \$	5 248 \$
School taxes (2018)	82 \$	984 \$
Total:	867 \$	10 402 \$

Rooms

	Level	Dimensions
Family room fireplace O Floor: Wood	Ground floor	17' x 12'5"
Bathroom Floor: Wood	2nd floor	9' x 8'
Kitchen Floor: Wood	Ground floor	19'5" x 16'5"
Hallway Floor: Wood	Ground floor	16' x 8'
Bedroom O Floor: Wood	2nd floor	14'5" x 16'
Bathroom bath & shower Floor: Wood	2nd floor	10' x 8'
Bedroom Floor: Carpet	2nd floor	15'5" x 12'
Bedroom Floor: Wood	2nd floor	13' x 11'
Bathroom Floor: Linoleum	Ground floor	6' x 5'
Master bedroom fireplace O Floor: Wood	2nd floor	16' x 16'
Dining room Floor: Carpet	Ground floor	16' x 11'
Living room fireplace O Floor: Carpet	Ground floor	16' x 15'