



Jonathan Saveriano, Residential and Commercial Real Estate Broker
GROUPE SUTTON - CENTRE OUEST INC.
 Real Estate Agency
 245, av. Victoria #20
 Westmount (QC) H3Z 2M6
<https://cscimmo.com>

514-486-5283 / 514-933-5800
 Fax : 514-933-2299
jonathan@cscimmo.com



Centris No. 20815214 (Active)



\$325,000

**182 Boul. Queen-Victoria
 Sherbrooke (Les Nations)
 J1H 3P7**

Region Estrie
Neighbourhood Jacques-Cartier
Near Rue Walton
Body of Water

Property Type	Two or more storey	Year Built	1872, Century
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	33.9 X 37.6 ft irr	Reposess./Judicial auth.	No
Living Area	1,681.32 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2022)
Lot Size	66.6 X 116.2 ft	File Number	
Lot Area	7,724.18 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	1047332	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$3,000 (2025)	Common Exp.	
Lot	\$184,500	School	\$175 (2024)	Electricity	\$1,843
Building	\$188,100	Infrastructure		Oil	\$5,000
		Water		Gas	
Total	\$372,600 (87.22%)	Total	\$3,175	Total	\$6,843

Room(s) and Additional Space(s)					
No. of Rooms	11	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	12.9 X 11.11 ft irr	Wood	Bay window	
GF	Family room	12 X 11.10 ft	Painted plywood		
GF	Dining room	17.3 X 10.6 ft	Wood		
GF	Kitchen	15.8 X 12.2 ft irr	Wood		
GF	Pantry	7.1 X 4.11 ft	Wood		
GF	Bathroom	11.3 X 10.6 ft	Wood	Washer/dryer	
2	Bedroom	12 X 11.7 ft irr	Wood	access powder room	
2	Bedroom	12.3 X 11.6 ft irr	Painted plywood		
2	Bedroom	12.1 X 11.1 ft irr	Painted plywood		
2	Bedroom	13.11 X 9.10 ft irr	Laminate floor		
2	Powder room	9.11 X 8.10 ft	Linoleum		
2	Hall	16.6 X 6 ft	Painted plywood		

BA1	Cellar/Cold room	30.5 X 24.4 ft irr	Concrete
Additional Space			Size
Porch			15.11 X 12.6 ft irr

Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Stone	Pool	
Roofing		Parkg (total)	Driveway (2)
Siding		Driveway	Asphalt
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity, Heating oil	Lot	
Heating System	Electric baseboard units, Forced air	Topography	
Basement	Outdoor entrance, Unfinished	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	Bathroom (1st level/Ground floor)	View	
Fireplace-Stove		Proximity	Bicycle path, CEGEP, Daycare centre, Elementary school, High school, Hospital, Park, Public transportation, University
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity		Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions
Light fixtures & window air conditioning unit in bedroom

Exclusions

Remarks
This lovely 4 bedroom character home in the heart of the old north neighbourhood has belonged to the same family since it was built in approximately 1872, lovingly passed down from generation to generation. It stands as a living piece of Sherbrooke's history. Within walking distance to the downtown core, Lac des Nations, and schools, this home offers an oasis of peace and tranquillity.

Addendum
Sherbrooke's Old North is one of the city's most historic and picturesque neighbourhoods. Developed between 1890 and 1920, it's known for its stately homes, mature trees, and timeless charm. Originally home to the city's upper class, the area features stunning architecture--Victorian, Tudor, and other heritage styles--that reflect Sherbrooke's rich past. Ideally located near downtown, schools, and Lac des Nations, the Old North is a peaceful, walkable area where history and quality of life go hand in hand.

Sale with exclusion(s) of legal warranty : This sale is made without legal warranty of quality, at the risk and peril of the buyer

Seller's Declaration	Yes SD-66494
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Source
GROUPE SUTTON - CENTRE OUEST INC., Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises.



Frontage



Living room



Living room



Interior



Dining room



Dining room



Dining room



Balcony



Kitchen



Kitchen



Kitchen



Other



Bathroom



Bathroom



Family room



Family room



Bedroom



Bedroom



Bedroom



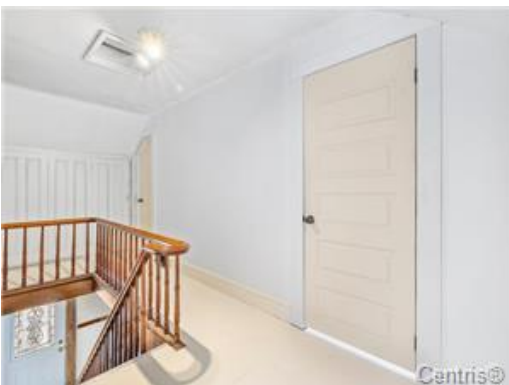
Bedroom



Bedroom



Powder room



Interior



Basement