

# JOHN GOMES

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## 298 St-Jacques Street



### \$650,000 MLS 1284345

This upgraded bungalow in blossoming Vanier is cute as a button. Upon entering the home you are greeted with the spacious, bright kitchen and dining room and then flow through to the primary bed/bath. With easy access to the oversized back deck through the double patio doors in the living room, you can relax and unwind or head into the newly built modern insulated "outbuilding", perfect for working from home, working out, or working on home projects. Head back into the house and into the basement where you will find 2 more bedrooms, the second full bathroom, laundry/ storage, and plenty of space to play. Steps to Nault Park, Amenities, public transit this home offers a great place to call your own.



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## Dimensions

Dining Room	12'8"x 11'6"
Kitchen	11'8"x11'1"
Bathroom (3 Piece)	9'5"x 4'11"
Primary Bedroom	11'10"x 9'3"
Living Room	14'1"x 11'2"
Play Room	11'7"x 11'5"
Bedroom	11'8"x 11'1"
Bedroom	11'9"x 11'0"
Bathroom (3 piece)	8'0"x 5'0"
Laundry/Utilty	12'7"x 12'4"

## Property Details

Neighbourhood	Vanier
Age	1956 approx
Property Taxes	3778.34/2021
Parking	2 surfaced
Flooring	Ceramic, Hardwood, Carpet
Heating	Forced Air & baseboards
Furnace	2014
Hot Water Tank	\$16.25/month approx
A/C	yes
Windows	Front windows replaced in 2016. Custom french door in the back of home in 2017.

## Inclusions

Appliances: refrigerator, stove (2014), dishwasher (2022). Washer and dryer (2010). Blinds. Shelves in the primary bedroom.

## Exclusions

Freezer/ mini fridge. Custom wood shelves- dining room, kitchen, bedroom, living room. Security cameras and door camera.

## Upgrades

Multi level deck 2015 (24ft x 12ft), modern insulated outbuilding 2021 (20ft x 10ft), front walkway 2021