

717 Rue Principale, Cowansville Québec, Canada



6 Bedrooms 3 ½ Baths
2.3 Acres Lot Size

Website www.winchesterhouse1840.ca
Email info@winchesterhouse1840.ca

Property Information:

Exceptional Georgian country estate! Circa 1840, city amenities, impeccably maintained. One of Eastern Townships' early colonial homes, spacious entertaining areas, 6 BR, 3.5 Baths, Solarium, Library, Private circular drive entrance, a beautifully forested lot with majestic white pine trees dating back to the 1800s, large in ground salt water pool, new Bi-Energy heating system, 3+ car Garage, 2.3 manicured acres!

Inclusions: Built-in oven, Cook-top, Dishwasher, Washer, Dryer.

Exclusions: Dining Room wall sconces, Drapery, Light fixtures.

Building Features:

Roofing:	Metal
Siding:	Brick
Parking:	Driveway, Garage
Driveway:	Unpaved
Heating Energy:	Dual energy, Electricity, Heating oil
Lot:	Fenced, Bordered by hedges, Landscaped
Style:	Detached
Topography:	Flat
Pool:	Heated, Inground
Sewage System:	Municipality
Basement:	6 feet and more, Outdoor entrance
Water Supply:	Municipality
Heating System:	Hot water
Fireplace-Stove:	Wood fireplace
Garage:	Double width or more
Proximity:	Golf, Hospital, Elementary school, High school, Cross-country skiing

Property Features:

Bedrooms:	6
Bathrooms:	3
Lot Assessment:	\$71,500.00
Building Assessment:	\$314,700.00
Total Assessment:	\$386,200.00
Municipal Tax:	\$4,200.00
School Tax:	\$1,250.00
Annual Tax Amount:	\$5,450.00
Built in:	1840
Lot Depth:	350.0 Feet
Half Bathrooms:	1
Lot Size:	2.30 Acres
No. of Parking Spaces:	13
Lot Frontage:	325.0 Feet

Rooms:

Living	Ground Level	4.88 m x 8.53 m	16 ft x 28 ft	FIREPLACE
Foyer	Ground Level	2.44 m x 6.10 m	8 ft x 20 ft	
Dining	Ground Level	4.11 m x 4.27 m	13.5 ft x 14 ft	
Library	Ground Level	4.11 m x 4.27 m	13.5 ft x 14 ft	BUILT-INS
Solarium	Ground Level	4.27 m x 7.62 m	14 ft x 25 ft	SUNROOM
Kitchen	Ground Level	4.27 m x 6.71 m	14 ft x 22 ft	
Sun Room	Ground Level	3.96 m x 7.47 m	13 ft x 24.5 ft	SUMMER LVR
Master Bedroom	2nd Level	3.96 m x 4.88 m	13 ft x 16 ft	
Bedroom	2nd Level	3.66 m x 4.88 m	12 ft x 16 ft	
Bedroom	2nd Level	3.66 m x 4.88 m	12 ft x 16 ft	
Bedroom	2nd Level	3.66 m x 4.27 m	12 ft x 14 ft	
Bedroom	2nd Level	3.05 m x 4.27 m	10 ft x 14 ft	
Bedroom	2nd Level	2.74 m x 4.27 m	9 ft x 14 ft	



Cowansville

Cowansville is a town in south-central Quebec, Canada, located on Lac Davignon 20 kilometres (12 mi) north of the U.S. border. It is the seat of Brome-Missisquoi, a regional county municipality.

