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Centris® No. 27078745 (Active)



\$349,000

**2851 Rue Furlong
 Saint-Lazare
 J7T 2B1**

Region Montérégie
Neighbourhood Saddlebrook
Near Steeplechase
Body of Water

Property Type	Bungalow	Year Built	1988
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	50 X 28 ft irr	Repossession	
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2016)
Lot Size	150 X 146 ft irr	File Number	
Lot Area	22,065 sqft	Occupancy	60 days PP/PR Accepted
Cadastre	3501131	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2016	Municipal	\$2,785 (2016)	Common Exp.	
Lot	\$86,800	School	\$574 (2016)	Electricity	
Building	\$264,100	Infrastructure		Oil	
		Water		Gas	
Total	\$350,900	Total	\$3,359	Total	

Room(s) and Additional Space(s)					
No. of Rooms	8	No. of Bedrooms	3+1	No. of Bathrooms and Powder Rooms	3+0
Level	Room	Size	Floor Covering	Additional Information	
2	Kitchen	13.6 X 13.1 ft	Wood		
2	Dining room	13.4 X 10.9 ft	Wood		
2	Living room	17 X 15 ft	Wood	Fireplace-Stove.	
2	Master bedroom	14.1 X 11 ft	Wood		
2	Bedroom	13.5 X 9.3 ft	Wood		
2	Bedroom	11.1 X 11 ft	Wood		
GF	Family room	25 X 12.9 ft	Carpet	Fireplace-Stove.	
GF	Bedroom	13 X 11.4 ft	Wood	Office	

Features		
Sewage System	Disposal field, Septic tank	Rented Equip. (monthly)
Water Supply	Municipality	Renovations

Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parking	Driveway (4), Garage (2)
Siding		Driveway	Asphalt
Windows		Garage	Attached, Double width or more
Window Type		Carport	
Energy/Heating	Electricity	Lot	Wooded
Heating System	Electric baseboard units	Topography	
Basement	Finished basement, Outdoor entrance, Walk out	Distinctive Features	Cul-de-sac
Bathroom		Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove	Wood fireplace	Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central vacuum cleaner system installation, Electric garage door opener	Energy efficiency	

Inclusions

Built-in dishwasher, stove top and oven, shed

Exclusions

Entrance ceiling fan + bathroom mirror

Broker - Remarks

Great bang for the buck! 3 full bathrooms + 2 fireplaces + double garage! Raised bungalow on private oversized 22,065 sf lot in desirable Saddlebrook. Quiet cul-de-sac only minutes from highway 40. Beautiful hardwood floors, spacious open layout, bright ground floor walk-out finished basement with wet bar. Quick occupancy possible. Priced to sell.

Addendum

Walk out ground level basement is high and dry! No sump pumps!

Extra large double garage with space for 2 cars AND workshop.

Large open, airy lot with mature trees around perimeter, very private ... endless possibilities.

Sale with legal warranty

Seller's Declaration

Yes SD-33088

Source

IMMEUBLES MTL / MTL REALTY, 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.