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IMMEUBLES MTL / MTL REALTY
 Real Estate Agency
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Centris No. 23163147 (Active)



\$549,000

3030 Rue Steeplechase
Saint-Lazare
J7T 2B1

Region Montérégie
Neighbourhood Saddlebrook
Near St-Charles
Body of Water

Property Type Two or more storey
Building Type Detached
Intergenerational
Building Size 40 X ft irr
Living Area
Building Area
Lot Size 105 X 230 ft
Lot Area 24,087 sqft
Cadastre 3500132
Zoning Residential

Year Built 1996
Expected Delivery Date
Seasonal
Reposess./Judicial auth. No
Trade possible
Cert. of Loc. Yes (2011)
File Number
Occupancy 2020-06-01
Deed of Sale Signature 2020-06-01

Municipal Assessment

Year 2019
Lot \$111,300
Building \$361,400

Taxes (annual)

Municipal \$3,623 (2019)
School \$777 (2019)
Infrastructure
Water

Expenses/Energy (annual)

Common Exp.
Electricity
Oil
Gas

Total \$472,700 **Total** \$4,400 **Total**

Room(s) and Additional Space(s)

No. of Rooms	11	No. of Bedrooms	3+1	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	16 X 11.1 ft	Wood		
GF	Dining room	13 X 11.1 ft	Wood		
GF	Family room	16.9 X 15.9 ft	Wood	Fireplace-Stove.	
GF	Solarium	18.2 X 12.6 ft	Wood	Fireplace-Stove.	
GF	Kitchen	21 X 12 ft	Ceramic		
2	Master bedroom	16.2 X 12 ft	Wood	Walk-in	
2	Bedroom	13 X 10.5 ft	Wood		
2	Bedroom	12.3 X 11 ft	Wood		
2	Bedroom	10.7 X 10 ft	Wood		
BA1	Laundry room	15 X 18 ft	Ceramic	Storage	
BA1	Bathroom	9.4 X 6.4 ft	Ceramic		
BA1	Bedroom	12.5 X 13 ft	Carpet	Double deep closet	
BA1	Playroom	25.5 X 15.3 ft	Carpet		

Features

Sewage System	Septic tank	Rented Equip. (monthly)	Propane tank (\$12)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (6), Garage (2)
Siding	Vinyl	Driveway	Asphalt
Windows	PVC	Garage	Attached, Double width or more
Window Type		Carport	
Energy/Heating	Electricity	Lot	Landscaped, Wooded
Heating System	Forced air	Topography	Flat
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom, Separate shower	Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove	Gas stove, Wood fireplace	Proximity	Alpine skiing, Bicycle path, Cross-country skiing, Elementary school, Golf, High school, Highway, Park, Public transportation
Kitchen Cabinets	Wood	Building's Distinctive Features	
Equipment/Services	Central air conditioning, Air exchange system, Central vacuum cleaner system installation, Electric garage door opener, Alarm system	Energy efficiency	

Inclusions

Microwave, built-in oven, cooktop, dishwasher, central vacuum + accessories, alarm system. Plantation shutters in powder room & in 2 side windows of front door.

Exclusions

Broker - Remarks

Charming home with Victorian curb appeal set on a large, private lot with interlocking patio & walkways. Versatile main floor layout offers different options; Beautiful 4 season solarium is presently used as a dining room. Appealing family room with fireplace. Cathedral ceilings in living room & solarium. 4+1 bedrooms. 3.5 bathrooms.

Addendum

- * Finished basement featuring full bathroom, 5th bedroom, playroom, storage room + stairs leading to garage.
- * Ideal location in Saddlebrook with quick access to highway 40
- * Winterized solarium with heated floors & gas stove
- * Hot tub included with motorized roof
- * Large circular driveway
- * High efficiency wood burning stove in family room
- * Hardwood floors in most rooms
- * Optional washer/dryer hookup on main floor
- * Roof re-shingled in 2014

Sale with legal warranty

Seller's Declaration

Yes SD-42373

In compliance with environmental protection laws

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.



Frontage



Frontage



Frontage



Hot tub



Solarium



Solarium



Family room



Family room



Family room



Living room



Living room



Playroom



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Hall



Powder room



Master bedroom



Master bedroom



Master bedroom



Ensuite bathroom



Ensuite bathroom