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IMMEUBLES MTL / MTL REALTY
 Real Estate Agency
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Centris® No. 14969302 (Active)



\$495,000

2601 Rue Equestrian
Saint-Lazare
J7T 2A1

Region Montérégie
Neighbourhood Saddlebrook
Near Yearling
Body of Water

Property Type	Two or more storey	Year Built	1989
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	58 X 28 ft	Repossession	
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2017)
Lot Size	164 X ft irr	File Number	
Lot Area	21,743 sqft	Occupancy	90 days PP/PR Accepted
Cadastre	3502823	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2017	Municipal	\$3,278 (2017)	Common Exp.	
Lot	\$84,000	School	\$729 (2017)	Electricity	
Building	\$331,000	Infrastructure		Oil	
		Water		Gas	
Total	\$415,000	Total	\$4,007	Total	

Room(s) and Additional Space(s)					
No. of Rooms	13	No. of Bedrooms	4+1	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Dining room	12 X 11.6 ft	Parquetry		
GF	Kitchen	19.3 X 11.7 ft	Wood	Includes dinette	
GF	Family room	13.8 X 12.8 ft	Wood	Fireplace-Stove.	
GF	Living room	15.6 X 13.6 ft	Parquetry	Fireplace-Stove.	
GF	Sunroom	16.2 X 14.6 ft	Ceramic		
2	Master bedroom	14.4 X 13.6 ft irr	Wood	Ensuite	
2	Ensuite bathroom	9.10 X 10 ft	Ceramic	Heated floor	
2	Bedroom	15 X 11.9 ft	Wood		
2	Bedroom	12.9 X 11.4 ft	Wood		
2	Bedroom	9.7 X 7.7 ft irr	Wood	or office	
BA1	Playroom	19.3 X 14.5 ft irr	Carpet	Fireplace-Stove.	
BA1	Bedroom	10.7 X 9.7 ft irr	Carpet		

BA1	Office	9.4 X 9 ft irr	Carpet	or bedroom
BA1	Exercise room	13.1 X 11.7 ft	Carpet	
BA1	Storage	13.6 X 12 ft	Concrete	

Features

Sewage System	Disposal field, Septic tank	Rented Equip. (monthly)	Propane tank (\$10)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parking	Driveway (4), Garage (2)
Siding	Brick	Driveway	Asphalt
Windows		Garage	Attached, Double width or more
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove		Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central air conditioning, Central vacuum cleaner system installation	Energy efficiency	

Inclusions

Built-in cook top, oven, microwave and dishwasher. Hot tub. Central vac and accessories.

Exclusions

Broker - Remarks

Charming 4+1 BDR English Tudor in great location with quick access to highway 40 & walking distance to Yearling beach. Move in condition with new kitchen & 2.5 new bathrooms! Spacious 3 season sunroom leads to deck with hot tub overlooking natural setting garden. Well finished BSMT with playroom, fireplace, exercise room, office & 5th BDR.

Addendum

Flexible occupancy. Large 22 000sf corner lot. Three fireplaces, hardwood floors, ceramic in bathrooms, sunroom & foyer. Spacious spa like master ensuite with heated floor and towel rack. Large, luxurious 6'5" x 3' shower. 4th bedroom can open to master bedroom and be used as a dressing room, nursery or office/ sitting room. Smart, chic new kitchen with granite counters and gas stove opens onto dining area, family room and French doors lead to sunroom. Ensuite bathroom 2014, Roof 2011, Most windows 2010-11, Kitchen 2007, Sunroom 2004, Hot tub 2004, Family bathroom 2002, Finished basement 2002. Propane tank rented for \$120/year. The fireplaces and chimneys are sold without any warranty with respect to compliance with applicable regulations & insurance company requirements.

Sale with legal warranty

Seller's Declaration

Yes SD-75353

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



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Solarium



Living room



Family room



Powder room



Dining room



Staircase



Master bedroom



Ensuite bathroom



Ensuite bathroom



Bathroom



Bedroom



Bedroom



Bedroom



Playroom



Playroom



Bedroom



Office



Exercise room