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Centris No. 10602408 (Active)



\$395,000

**524 2e Rue
 Saint-Zotique
 J0P 1Z0**

Region Montérégie
Neighbourhood
Near 72e ave
Body of Water Lac St-François

| | | | |
|--------------------------|----------------|---------------------------------|---------------------------|
| Property Type | Bungalow | Year Built | 1966 |
| Building Type | Detached | Expected Delivery Date | |
| Intergenerational | | Seasonal | |
| Building Size | 28 X 42 ft irr | Reposess./Judicial auth. | No |
| Living Area | 1,070 sqft | Trade possible | |
| Building Area | | Cert. of Loc. | Yes (2021) |
| Lot Size | 66 X 90 ft | File Number | |
| Lot Area | 6,000 sqft | Occupancy | 30 days PP/PR Accepted |
| Cadastre | 6249416 | Deed of Sale Signature | 30 days PP/PR Accepted |
| Zoning | Residential | | |

| Municipal Assessment | | Taxes (annual) | | Expenses/Energy (annual) | |
|----------------------|-----------|-----------------------|----------------|--------------------------|--|
| Year | 2018 | Municipal | \$1,740 (2020) | Common Exp. | |
| Lot | \$92,000 | School | \$144 (2020) | Electricity | |
| Building | \$78,200 | Infrastructure | | Oil | |
| | | Water | | Gas | |
| Total | \$170,200 | Total | \$1,884 | Total | |

| Room(s) and Additional Space(s) | | | | | |
|---------------------------------|----------------|-------------------|-----------------|-----------------------------------|-----|
| No. of Rooms | 6 | No. of Bedrooms | 2+0 | No. of Bathrooms and Powder Rooms | 1+1 |
| Level | Room | Size | Floor Covering | Additional Information | |
| GF | Kitchen | 12.9 X 11.1 ft | Wood | | |
| GF | Dining room | 13 X 10.2 ft | Wood | | |
| GF | Living room | 16.2 X 12 ft | Wood | Fireplace-Stove. Electric | |
| GF | Master bedroom | 11.9 X 10.9 ft | Wood | Walk-in | |
| GF | Bedroom | 10.1 X 9.4 ft irr | Wood | | |
| GF | Bathroom | 11.10 X 9 ft | Ceramic | Laundry | |
| BA1 | Playroom | 28.2 X 10.1 ft | Ceramic | Unfinished | |
| BA1 | Workshop | 10.2 X 19.10 ft | Concrete | Or garage | |
| BA1 | Powder room | 10 X 4 ft | Concrete | | |
| Additional Space | | | Size | | |
| Garage | | | 20.10 X 11.4 ft | | |

Features

| | |
|------------------------------------|--|
| Sewage System | Municipality |
| Water Supply | Municipality |
| Foundation | Poured concrete |
| Roofing | |
| Siding | Vinyl |
| Windows | |
| Window Type | |
| Energy/Heating | Electricity |
| Heating System | Electric baseboard units |
| Basement | 6 feet and more, Outdoor entrance, Unfinished |
| Bathroom | |
| Washer/Dryer (installation) | |
| Fireplace-Stove | Fireplace - Other: Electric |
| Kitchen Cabinets | |
| Equipment/Services | Central vacuum cleaner system installation, Wall-mounted heat pump |

Rented Equip. (monthly)

Renovations

Pool

Parkg (total)

Driveway

Garage

Carpport

Lot

Topography

Distinctive Features

Water (access)

View

Proximity

Building's Distinctive

Features

Energy efficiency

Driveway (6), Garage (1)
Asphalt, Double width or more
Attached, Single width
Bordered by hedges, Fenced

Waterfront (Canal), Navigable

Restrictions/Permissions

Inclusions

Wall mounted heat pump, all blinds and curtains, central vac, garage door opener. Built in dishwasher.

Exclusions

Broker - Remarks

***** Canalfront leading to Lac St-François ***** Extensively renovated/rebuilt bungalow with quality craftsmanship and attention to detail! Located at quiet end of canal. All renovations done between 2018-2021. Don't miss this one!!! *****
See addendum for details *****

Addendum

Beautiful custom kitchen with granite counters, crown mouldings, coffered ceilings with farmhouse tin tile insert and under cabinet windows with canal views.

Luxurious bathroom with freestanding tub, separate shower and laundry area ... Connects to master bedroom.

Impressive built-in entertainment wall with stone surrounded electric fireplace and cubbies with pot lights.

Master bedroom with sliding door to double walk-in closets, en-suite, beadboard walls, custom headboard wall with crown and dimmable pot lights.

Open floor plan with 9ft triple patio door and water views. Patio door leads to balcony overlooking canal.

Attractive trim work and wall treatments such as wainscoting, bead board, crown moulding and coffered ceilings.

Hardwood (bamboo) floors throughout main level.

Built in linen cupboard, walk-in closet with storage on main floor.

New staircase leads down to basement with garage, toilet and sink. Potential for apartment/suite with a separate door to the exterior.

Wall mounted heat pump (air conditioning & heat) 18,000 BTU's, good to -30 celsius.

Front and side balconies/stairs made of maintenance free fibreglass ... with aluminum railings.

2 driveways (6 spaces total) One driveway is asphalt. The second driveway is prepared with 18" of compacted 0-3/4" gravel ready for final surfacing of choice.

New full foundation and garage added in late 1990's. (House was raised)

Steps to mini grocery store + gas station. 2 blocks from renowned St-Zotique beach & boat launch.

L-shaped garage space provides many options ... parking for ATVs, snowmobiles, workshop or a portion could be converted into a bedroom.

Front roof overhang to be capped with aluminum.

House has not been re-assessed since renovations.

Basement and garage pics to follow ...

Local notary must be used.

2018-21 Renovations:

Kitchen. 25 linear feet of granite counters.
Bathroom.
Windows.
Exterior & interior doors.
New electrical and plumbing.
200 amp panel box.
Central vac.
Siding.
Garage door opener.
Gutters & soffits.
Attic insulation R40.
Hot water heater.
Wood fence.
Cedar hedge.
Unistone patio.
2010: Cedar water wall.

Sale with legal warranty

Seller's Declaration

Yes SD-61891

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



Backyard



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Bathroom



Bathroom



Bathroom



Bathroom



Bathroom



Bathroom



Bathroom



Living room



Living room



Living room



Dining room



Dining room



Living room



Living room