



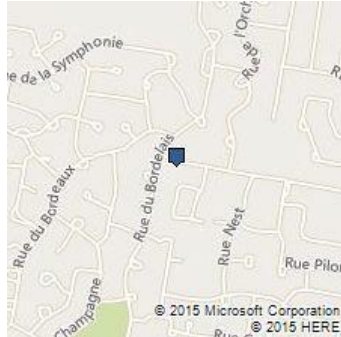
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**Centris® No. 21253562 (Sold Nb. of Days 421)**



**\$555,000**

**2324 Ch. Ste-Élisabeth  
 Saint-Lazare  
 J7T 2C1**

**Region** Montérégie  
**Neighbourhood** Chanterel  
**Near** Bordelais  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	2010
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>	Yes	<b>Seasonal</b>	
<b>Building Size</b>	50 X 30 ft	<b>Repossession</b>	
<b>Living Area</b>	2,800 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2013)
<b>Lot Size</b>	148 X 141 ft	<b>File Number</b>	
<b>Lot Area</b>	20,997 sqft	<b>Occupancy</b>	60 days PP/PR Accepted
<b>Cadastre</b>	4529513	<b>Deed of Sale Signature</b>	60 days PP/PR Accepted
<b>Zoning</b>	Residential	<b>Date of Sale</b>	2015-10-09

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2015	<b>Municipal</b>	\$4,023 (2015)	<b>Common Exp.</b>	
<b>Lot</b>	\$85,500	<b>School</b>	\$1,242 (2014)	<b>Electricity</b>	
<b>Building</b>	\$387,000	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$472,500	<b>Total</b>	\$5,265	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	8	No. of Bedrooms	3+1	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Kitchen	12 X 11.2 ft	Linoleum		
GF	Living room	16.6 X 12.8 ft	Wood		
GF	Dining room	12.8 X 12 ft	Wood		
2	Master bedroom	13.2 X 12.8 ft	Wood	Walk-in	
2	Bedroom	12.2 X 10.2 ft	Laminate floor		
2	Bedroom	12 X 11.2 ft	Laminate floor		
BA1	Bedroom	10.10 X 10.10 ft	Laminate floor		
BA1	Playroom	11 X 10 ft irr	Laminate floor		
BA1	Office	12 X 12 ft irr	Laminate floor		

**Room(s) and Additional Space(s) - Intergenerational**

No. of Rooms	5	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Kitchen	12 X 9.6 ft	Laminate floor		
GF	Dining room	10 X 10 ft	Laminate floor		
GF	Living room	14.2 X 12 ft	Laminate floor		
2	Master bedroom	14 X 12 ft	Laminate floor	Walk-in (12'x5')	
2	Bedroom	10 X 10 ft	Laminate floor	Walk-in (7'x5')	
BA1	Playroom	27.4 X 11.6 ft	Concrete	Semi-finished	
BA1	Playroom	9 X 7.3 ft	Concrete	Semi-finished	

Features		
<b>Sewage System</b>	Septic tank	<b>Rented Equip. (monthly)</b> Alarm system (\$48)
<b>Water Supply</b>	Municipality	<b>Renovations</b>
<b>Foundation</b>	Poured concrete	<b>Pool</b> Above-ground
<b>Roofing</b>	Asphalt shingles	<b>Parking</b> Driveway (6), Garage (2)
<b>Siding</b>		<b>Driveway</b> Asphalt
<b>Windows</b>		<b>Garage</b> Detached, Double width or more, Heated, Hot & cold water
<b>Window Type</b>		<b>Carport</b>
<b>Energy/Heating</b>	Electricity	<b>Lot</b> Wooded, Fenced
<b>Heating System</b>	Forced air	<b>Topography</b> Flat
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>
<b>Bathroom</b>		<b>Water (access)</b>
<b>Washer/Dryer (installation)</b>		<b>View</b>
<b>Fireplace-Stove</b>		<b>Proximity</b> Elementary school, High school
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b> Intergenerational - Side-by-side
<b>Equipment/Services</b>	Central air conditioning, Fire detector (connected), Air exchange system, Central vacuum cleaner system installation, Intercom, Electric garage door opener, Central heat pump	<b>Energy efficiency</b>

**Inclusions**  
Main house includes garburator, central vac and pool accessories. Cabana

**Exclusions**  
Built-in dishwasher, all curtains

**Broker - Remarks**  
Rare side by side intergenerational home with great curb appeal and large detached garage. Stunning new granit counters in kitchen! Main house is 1600sf with 3+1 bedrooms, 2.5 bathrooms and finished basement. Adjacent house is 1200sf with 2 bedrooms, 1.5 bathrooms and semi-finished basement. Separate entrances.

**Addendum**  
In total:  
2 electric furnaces, 2 heat pumps, 2 hot water heaters, 2 air exchangers  
2 kitchens, 5 + 1 bedrooms, 3 bathrooms, 2 powder rooms  
2 hydro meters: 400 amps, 200 per side  
2 separate driveways  
  
Large 800sf heated garage with high ceilings, 100amp entry, hot & cold water. Ideal for mechanic or hobbyist.

**Seller's Declaration**

Yes SD-95190

**Source**

ROYAL DE MONTRÉAL 2010 INC., 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



Living room



Kitchen



Kitchen



Dining room



Living room



Bathroom



Bathroom



Hall



Master bedroom



Bedroom



Bedroom



Hall



Bedroom



Basement



Basement



Basement



Intergenerational



Intergenerational



Intergenerational



Intergenerational



Intergenerational



Backyard



Frontage