

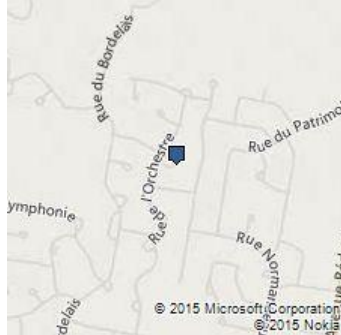


Justin Lachapelle, Certified Real Estate Broker
ROYAL DE MONTRÉAL 2010 INC.
 Real Estate Agency
 4372, Papineau
 Montréal (QC) H2H 1T5
<http://www.immobilier-mtl.ca>

514-234-1275 / 514-529-0454
 Fax : 514-525-4557
justin@immobilier-mtl.ca



Centris® No. 27049851 (Sold Nb. of Days 365)



\$530,000

**2277 Place du Concerto
 Saint-Lazare
 J7T 3C9**

Region Montérégie
Neighbourhood Chanterel
Near rue de l'Orchestre
Body of Water

Property Type	Two or more storey	Year Built	2001
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	55 X 38 ft irr	Repossession	
Living Area	2,660 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2008)
Lot Size	130 X 248 ft	File Number	
Lot Area	21,366 sqft	Occupancy	60 days PP/PR Accepted
Cadastre	3 503 693	Deed of Sale Signature	50 days PP/PR Accepted
Zoning	Residential	Date of Sale	2015-02-06

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2015	Municipal	\$4,613 (2014)	Common Exp.	
Lot	\$85,900	School	\$1,537 (2015)	Electricity	\$2,868
Building	\$512,100	Infrastructure		Oil	
		Water		Gas	
Total	\$598,000	Total	\$6,150	Total	\$2,868

Room(s) and Additional Space(s)					
No. of Rooms	22	No. of Bedrooms	5+0	No. of Bathrooms and Powder Rooms	2+2
Level	Room	Size	Floor Covering	Additional Information	
GF	Hall	9.4 X 7.7 ft irr	Ceramic	Back ent. hall, door to garage	
GF	Family room	11.3 X 12 ft	Wood	French doors	
GF	Dining room	12.8 X 14.6 ft	Wood	Decorative ceiling mouldings	
GF	Kitchen	14 X 19.2 ft irr	Ceramic	Granite counters, double oven	
GF	Dinette	10.4 X 14.2 ft	Ceramic		
GF	Living room	14.1 X 18.2 ft	Wood	Fireplace, cathedral ceilings	
GF	Powder room	5.5 X 5.9 ft	Ceramic		
GF	Solarium	11.5 X 24.6 ft	Wood	3 seasons, solid roof, screens	
2	Master bedroom	22.8 X 16.8 ft irr	Wood	O'gee, walk-in, 2 windows	
2	Bathroom	12.5 X 12.7 ft irr	Ceramic	ceramic shower, whirlpool tub	
2	Bedroom	12.5 X 13.10 ft	Wood	Double closet	
2	Bedroom	10.2 X 11.7 ft	Wood	Single closet	

2	Bedroom	8.10 X 11.11 ft	Wood	
2	Bedroom	14 X 11.4 ft	Wood	Double closet
2	Bathroom	9.5 X 14 ft	Ceramic	+washer/dryer, dbl granit sink
BA1	Family room	20 X 15.7 ft	Wood	
BA1	Office	12 X 15.6 ft	Linoleum	Double closet, no window
BA1	Powder room	5.1 X 5.10 ft	Ceramic	
BA1	Home theatre	11.10 X 17.1 ft	Carpet	
BA1	Playroom	14 X 10.3 ft	Linoleum	

Features

Sewage System	Septic tank	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Heated, Inground, salt water syst.
Roofing	Asphalt shingles	Parking	Driveway (7), Garage (2)
Siding	Brick, Vinyl	Driveway	Asphalt, Double width or more
Windows	PVC	Garage	Attached, Double width or more, Heated
Window Type	Casement, French door, Sliding	Carport	
Energy/Heating	Dual energy, Electricity, Propane	Lot	Wooded, Fenced, Landscaped, + fenced pool
Heating System	Forced air	Topograpy	
Basement	6 feet and more, Finished basement, with home theatre	Distinctive Features	
Bathroom	Ensuite bathroom, Separate shower, Whirlpool bath, heated ceramic floor	Water (access)	
Washer/Dryer (installation)	Powder room (2nd level)	View	
Fireplace-Stove	Wood fireplace	Proximity	Elementary school, High school, Highway, Park
Kitchen Cabinets	Wood, ceramic backsplash	Building's Distinctive Features	
Equipment/Services	Water softener, Fire detector (not connected), Air exchange system, Central vacuum cleaner system installation, Alarm system, Central heat pump, alarm syst. linked	Energy efficiency	

Inclusions

Dishwasher, built-in double stove, gas stove top, central vacuum with kick plate and accessory kit, pool accessories, 2 sheds, outdoor sprinkler system with control panel in garage, invisible fence installation, outdoor play set, alarm system.

Exclusions

Curtains, curtain rods, blinds, fixture in the small living room on the main floor.

Broker - Remarks

MOTIVATED VENDOR!!! Executive cottage nestled on a quiet Crescent facing a green space. Prestigious neighbourhood with mature trees, near major roads leading to highways 40 and 30. Large family room with cathedral ceilings, luxurious eat-in kitchen with granite countertops. Large fenced yard, heated in-ground pool, double garage. Fabulous!!!

Addendum

*** MUST SELL!!! ***

Superb cottage located on a crescent in a prestigious neighborhood facing a green space and surrounded by mature trees. The fully landscaped property offers you a large fenced backyard, a heated inground pool with salt water system, two wood decks, unistone patio, as well as an outdoor playset.

The vast entrance hall welcomes you inside where you will find a lovely living room, separated by double French doors and decorated tastefully with neutral colors and crown moldings.

You will be charmed by the formal dining room featuring moldings on the ceiling, adding a touch of luxury to this beautiful space.

The chef in you will truly enjoy cooking in the gourmet kitchen with granite countertops, ceramic backsplash, walk-in pantry,

as well as an abundance of cupboards. A gas stove top as well as a double built-in oven are features that are sure to make your gatherings a success! In addition to a seating area around the island, your family can enjoy every day meals in the dinette.

A spacious family room is located right across. This fabulous space features a wood fireplace and boasts extra large windows reaching all the way to the cathedral ceiling, making it very luminous.

A powder room, as well as a back entrance hall sporting lovely wood panels and a door leading to the 2 storey 12' x 24' garage, completes the main floor.

A solid wood staircase brings you upstairs where you will find 5 bedrooms. The large master bdrm features a walk-in closet and an ensuite bathroom with a whirlpool tub, separate ceramic shower, double vanity, as well as heated ceramic floors. The 4 other bedrooms share a 2nd full bathroom featuring a granite counter, double vanity, and a laundry area.

The finished basement is quite impressive with a family room, office, play room, storage room, and last but not least, a home theater. This room has been professionally set up and sound-proofed to enhance your movie night.

Make this your new family home! Must sell!!!!

Seller's Declaration

No SD-45058

Source

RE/MAX ROYAL (JORDAN) 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.