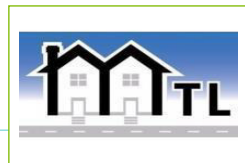




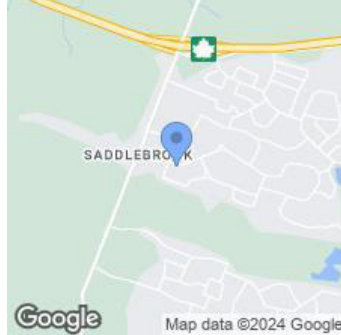
**Justin Lachapelle**, Certified Residential and Commercial Real Estate Broker AEO  
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**Centris No.** 27986789 (Active)



**\$724,000**

**2960 Rue Steeplechase**  
**Saint-Lazare**  
**J7T 2B1**

**Region** Montérégie  
**Neighbourhood** Saddlebrook  
**Near**  
**Body of Water**

<b>Property Type</b>	Bungalow	<b>Year Built</b>	1986
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	67 X 39 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2024)
<b>Lot Size</b>	91 X 271 ft irr	<b>File Number</b>	
<b>Lot Area</b>	30,724 sqft	<b>Occupancy</b>	63 days PP/PR Accepted
<b>Cadastre</b>	3501099	<b>Deed of Sale Signature</b>	60 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2024	<b>Municipal</b>	\$3,565 (2024)	<b>Common Exp.</b>	
<b>Lot</b>	\$141,900	<b>School</b>	\$408 (2023)	<b>Electricity</b>	
<b>Building</b>	\$329,400	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$471,300 (153.62%)	<b>Total</b>	\$3,973	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	10	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	21.9 X 15.6 ft	Wood	Fireplace-Stove.	
GF	DNR/KIT combo	18 X 15.7 ft	Wood	Fireplace-Stove.	
GF	Primary bedroom	14 X 12 ft	Wood	Ensuite	
GF	Bedroom	13.2 X 11 ft	Wood		
GF	Bedroom	13 X 11 ft	Wood		
GF	Bedroom	12.5 X 12.1 ft	Wood	No closet	
GF	Bathroom	12 X 5.10 ft	Ceramic		
GF	Veranda	15.4 X 14.8 ft irr	Wood		
GF	Mudroom	10.9 X 5.6 ft	Wood		
BA1	Family room	21.1 X 13.7 ft	Carpet		
BA1	Playroom	35.3 X 13.8 ft	Laminate floor		
BA1	Workshop	23 X 14.1 ft	Concrete		

BA1	Storage	13.9 X 9.10 ft	Concrete	
BA1	Storage	12 X 9.4 ft	Concrete	
GF	Ensuite bathroom	4.7 X 7.7 ft irr	Ceramic	Includes shower
<b>Additional Space</b>			<b>Size</b>	
Shed			8 X 8 ft	
Garage			19.9 X 12 ft	

### Features

<b>Sewage System</b>	Disposal field, Septic tank	<b>Rented Equip. (monthly)</b>	Water heater - 1 (\$15)
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	Heated, Inground
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (6), Garage (1)
<b>Siding</b>		<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	Attached
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	Wooded
<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>	Bathroom (1st level/Ground floor)	<b>View</b>	
<b>Fireplace-Stove</b>		<b>Proximity</b>	
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Electric garage door opener	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

### Inclusions

Dishwasher, wall oven, stove top, fridge, washer & dryer.

### Exclusions

Living room + dining room light fixtures

### Remarks

Spacious custom built 4 bedroom bungalow nestled on a 30,724sf private wooded lot with heated inground pool! Open concept floor plan with stunning 2 sided floor to ceiling brick fireplace with hearths in dining room and living room. You will fall in love with the pine cathedral ceilings as soon as you walk in!

### Addendum

Hardwood floors throughout the main level.  
 Convenient mudroom leading to garage and 3 season veranda.  
 Closed vestibule in main entrance.  
 Huge basement with family room, play room, workshop and lots of storage.  
 Note that the existing ground level bedroom has no closet. It is presently used as a bedroom but could be used as an office or den.  
 Windows need to be replaced.  
 Flexible occupancy.

### Sale with legal warranty of quality

**Seller's Declaration** Yes SD-43002

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



Pool



Aerial photo



Living room



Living room



Living room



Living room



Hall



Hall



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Primary bedroom



Primary bedroom



Ensuite bathroom



Ensuite bathroom



Bedroom



Bedroom