



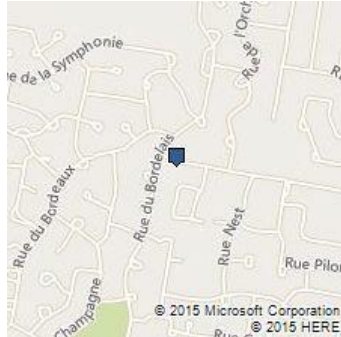
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Centris® No. 21253562 (Sold Nb. of Days 421)



\$555,000

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

Region Montérégie
Neighbourhood Chanterel
Near Bordelais
Body of Water

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

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

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

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.