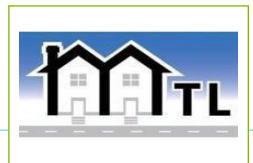




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Centris® No. 18925742 (Active)



\$549,000

6039 Rue Boulay
Vaudreuil-Dorion
J7V 0K2

Region Montérégie
Neighbourhood Vaudreuil West
Near Séguin
Body of Water

Property Type	Two or more storey	Year Built	2004
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	46 X 39 ft irr	Reposess./Judicial auth.	No
Living Area	2,196 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2018)
Lot Size	182 X 182 ft irr	File Number	
Lot Area	36,947 sqft	Occupancy	60 days PP/PR Accepted
Cadastre	1829960	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2019	Municipal	\$3,123 (2019)	Common Exp.	
Lot	\$92,000	School	\$771 (2018)	Electricity	
Building	\$423,500	Infrastructure		Oil	
		Water		Gas	
Total	\$515,500	Total	\$3,894	Total	

Room(s) and Additional Space(s)					
No. of Rooms	8	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Kitchen	13.4 X 13.2 ft	Ceramic		
GF	Dinette	10.8 X 9.2 ft	Ceramic		
GF	Living room	13.9 X 13 ft	Wood	Fireplace-Stove.	
GF	Dining room	13 X 10.3 ft	Wood		
GF	Family room	12.7 X 10.5 ft	Wood	Office/Bedroom	
GF	Hall	7.10 X 6.5 ft	Ceramic	Closed vestibule	
2	Master bedroom	16.3 X 12.8 ft	Wood	Walk-in, 7'8"x6'2"	
2	Bedroom	12.6 X 11.9 ft	Wood		
2	Bedroom	12.6 X 9.7 ft	Wood		
2	Mezzanine	15.8 X 10 ft	Wood		
BA1	Storage	44.7 X 24.6 ft	Concrete		
Additional Space			Size		

Solarium	15.3 X 15 ft
Shed	16 X 16 ft

Features

Sewage System	Disposal field, Septic tank	Rented Equip. (monthly)	Propane tank (\$11)
Water Supply	Artesian well	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parking	Driveway (8), Garage (2)
Siding	Stone	Driveway	Unpaved
Windows		Garage	Attached
Window Type		Carport	
Energy/Heating	Electricity	Lot	Landscaped, Wooded
Heating System	Forced air, Radiant	Topography	Flat
Basement	6 feet and more, Unfinished	Distinctive Features	
Bathroom	Ensuite bathroom, Separate shower, Whirlpool bath	Water (access)	
Washer/Dryer (installation)	Separate (1st level/Ground floor)	View	
Fireplace-Stove	Gas fireplace	Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Water softener, Air exchange system, Central vacuum cleaner system installation, Electric garage door opener, Alarm system, Central heat pump	Energy efficiency	

Inclusions

Fridge, stove top, built-in wall oven, dishwasher, microwave, alarm, water softener 2017, all blinds, curtains in 2 bedrooms, central vac & accessories, cabana, 2 garage door openers + remotes.

Exclusions

Ready racks & work bench in garage. Curtains in master bedroom. 5 garden statues + granite water fountain.

Broker - Remarks

Quality, open concept, all stone cottage with 3 sided wrap around concrete veranda. Elegant custom kitchen. Bathrooms with heated floors. 9ft ceilings on both levels. Exceptional, separate 16'x 16' spa room with 8 person hot tub overlooks Zen inspired pond. Private, tranquil setting on oversized 36,947sf treed lot. Must see!

Addendum

Large double garage with extra work area + entrance to basement.
 3 bedrooms on 2nd level. Familyroom/Den on main level can be used as 4th bedroom or office.
 Kitchen (2015) includes granite counters, stainless appliances and gas cooktop.
 Round dinette table is negotiable.
 Ensuite bathroom (2015) features heated floor, whirlpool tub, separate glass shower, custom vanity with Vasco sink and wall hung european toilet.
 Powder room (2015)
 Mezzanine with cathedral ceiling.
 Basement is high and dry, ready to be finished with rough plumbing for bathroom.
 Large 16'x16' cabana.
 Flexible occupancy.

Sale with legal warranty

Seller's Declaration Yes SD-01434

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



Exterior



Hot tub



Hot tub



Kitchen



Kitchen



Kitchen



Kitchen



Staircase



Dinette



Dinette



Dinette



Living room



Dining room



Hall



Living room



Living room



Living room



Family room



Family room



Powder room



Laundry room



Hall



Mezzanine