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Centris No. 18430703 (Active)

(CPP 2020-10-27)



\$469,900

**256 Av. du Parc
 L'Île-Perrot
 J7V 9Z5**

Region Montérégie

Neighbourhood

Near

Body of Water

Property Type	Two or more storey	Year Built	2004
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	38.10 X 27.10 ft	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2008)
Lot Size	60 X 100.1 ft	File Number	
Lot Area	6,009.49 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	3093359	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2020	Municipal	\$3,700 (2020)	Common Exp.	
Lot	\$109,300	School	\$348 (2020)	Electricity	\$2,330
Building	\$252,800	Infrastructure		Oil	
		Water		Gas	
Total	\$362,100	Total	\$4,048	Total	\$2,330

Room(s) and Additional Space(s)					
No. of Rooms	10	No. of Bedrooms	3+1	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Hall	8.1 X 6.7 ft	Tiles		
GF	Living room	16 X 13.10 ft	Wood	Fireplace-Stove.	
GF	Dining room	11.11 X 9.6 ft	Wood	Patio Door	
GF	Kitchen	11.11 X 10.3 ft	Tiles		
2	Master bedroom	14.6 X 12.1 ft	Wood		
2	Bedroom	11.2 X 9.10 ft	Wood		
2	Bedroom	11.7 X 9 ft	Wood		
2	Bathroom	10.7 X 8.5 ft	Tiles	Separate tub & shower	
BA1	Family room	16.9 X 13.2 ft	Laminate floor		
BA1	Bedroom	13.2 X 11.2 ft	Laminate floor	No door or closet	

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$13)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (1)
Siding	Brick, Vinyl	Driveway	Asphalt
Windows		Garage	Attached
Window Type		Carpport	
Energy/Heating	Electricity	Lot	Bordered by hedges, Landscaped
Heating System	Electric baseboard units	Topography	Flat
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Separate shower	Water (access)	
Washer/Dryer (installation)	Powder room (1st level/Ground floor)	View	
Fireplace-Stove	Wood fireplace	Proximity	Daycare centre, Elementary school, Golf, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Air exchange system, Central vacuum cleaner system installation, Wall-mounted heat pump	Energy efficiency	

Inclusions

All window coverings & curtain rods, central vacuum & accessories, dishwasher.

Exclusions

Shelving unit in living room, 2 T.V. brackets (living room & basement), hot water heater rented (\$12.50/month)

Broker - Remarks

Absolutely immaculate, open concept home featuring 3+1 bedrooms, 1+1 baths, located on a quiet street in one of the best family friendly neighbourhoods in Ile Perrot. Finished basement, new roof, hardwood floors on 2 levels, no rear neighbours, walk to community center, playground, sports fields, basketball & tennis courts, lake and train station.

Addendum

Visits to begin Friday October 9th 2020, No visits after 19h30 due to small children, offers to be submitted by Tuesday October 13th 2020 at 15h00 and left open until Wednesday October 14th at 15h00.

Sale with legal warranty

Seller's Declaration

Yes SD-56398

Source

ROYAL LEPAGE ELITE, 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.