



Nicholas Pedriks, Residential and Commercial Real Estate Broker
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\$787,000

1697 Rue du Beaujeu, Saint-Lazare, J7T 2C1

Centris No.

9404490 (Active)

Seller's Declaration

Yes

Property Type	Two or more storey	Occupancy	2022-07-22
Building Type	Detached	Deed of Sale Signature	2022-07-15
Year Built	2008	Lot Eval.	
Expected Delivery Date		Building Eval.	
Building Size		Mun. Taxes	\$3,647 (2022)
Living Area		School Taxes	\$511 (2021)
Lot Size	125 X 136.7 ft	Additional Rev.	No
Lot Area	17,071.55 sqft	Intergenerational	
Cert. of Location	No	Seasonal	
Body of Water			



Rooms	12	Bedrooms	3+1	Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering		
GF	Foyer	10.5 X 9.6 ft	Tiles		
GF	Living room	20.8 X 16.8 ft	Wood		
GF	Dining room	18.8 X 11.3 ft	Wood		
GF	Kitchen	18.8 X 10.5 ft	Tiles		
GF	Laundry room	6.3 X 5.9 ft	Tiles		
GF	Primary bedroom	21 X 12.5 ft	Wood		
GF	Ensuite	12.5 X 9.6 ft	Tiles		
2	Bedroom	17.2 X 9.8 ft	Wood		
2	Bedroom	18.2 X 10.8 ft	Wood		
2	Mezzanine	16 X 11 ft	Wood		



Inclusions

Curtains, curtain rods, blinds, refrigerator, stove, dishwasher, pool table, gazebo all sold as is.

Exclusions

Fridge and freezer in mudroom.



Sewage System	Disposal field, Septic tank	Heating System	Forced air	Equip./Serv.	Central heat pump
Water Supply	Municipality	Water (access)			
Pool					
Parkg (total)	Driveway (6), Garage (2)	Fireplace-Stove	Yes	Renovations	

Impeccable home located in Saint-Lazare's Cedarbrook neighbourhood. Move in and enjoy this ultra comfortable and exceptionally well maintained home. Just the right size, great location and appointed with all the extras that soothe the senses. Cathedral ceilings, hardwood flooring, tall stone fireplace, gourmet kitchen, main floor master bedroom, ensuite with therapeutic bathtub and separate shower, finished basement, double car garage. Amazing backyard with firepit, deck and room for a pool. Perfect!

At the vendor's request visits shall be scheduled as follows:

April 6, 2022 14:00-18:30

April 7, 2022 14:00-18:30

April 8, 2022 12:00-18:30

April 9, 2022 10:00-17:00

April 10, 2022 10:00-17:00

At the vendor's request all offers to be submitted by Monday April 11, 2022 at 15:00 and shall be left open until Tuesday April 12, 2022 at 15:00.

Source: ROYAL LEPAGE ELITE, Real Estate Agency

2022-04-04 at 11:24 am