



Andres Pedriks, Real Estate Broker
ROYAL LEPAGE ELITE
 Real Estate Agency
 443, boul. Beaconsfield
 Beaconsfield (QC) H9W 5Y1

514-892-6547 / 514-697-9181
 Fax : 514-697-9499
 apedriks@royalpage.ca



Centris® No. 17415210 (Active)



\$720,000

**27A Rue Perrault
 Sainte-Anne-de-Bellevue
 H9X 2E1**

Region Montréal
Neighbourhood South
Near Saint-Georges Street
Body of Water

Property Type	Two or more storey	Year Built	1956
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	60.5 X 28 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2007)
Lot Size	75 X 201 ft	File Number	
Lot Area	15,089 sqft	Occupancy	95 days PP/PR Accepted
Cadastre	1556635	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2019	Municipal	\$6,344 (2019)	Common Exp.	
Lot	\$299,600	School	\$1,081 (2018)	Electricity	\$1,686
Building	\$341,100	Infrastructure		Oil	\$3,808
		Water		Gas	
Total	\$640,700	Total	\$7,425	Total	\$5,494

Room(s) and Additional Space(s)					
No. of Rooms	12	No. of Bedrooms	5+1	No. of Bathrooms and Powder Rooms	4+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Hall	15.6 X 8.3 ft irr	Tiles		
GF	Living Room/Dining Room	26 X 13 ft	Wood	Fireplace-Stove.	
GF	Kitchen	16.4 X 16 ft	Wood		
GF	Family room	16 X 12 ft	Wood		
2	Master bedroom	23 X 20 ft irr	Wood	Ensuite/Balcony	
2	Bedroom	14.7 X 13 ft	Parquetry	Ensuite	
2	Bedroom	14 X 11 ft	Wood		
2	Bedroom	14 X 11 ft	Wood		
2	Bedroom	10.9 X 9 ft	Parquetry		
BA1	Playroom	13 X 11.6 ft	Laminate floor		
BA1	Kitchenette/Dinette	17 X 7.8 ft	Laminate floor		
BA1	Bedroom	13.9 X 13.5 ft	Laminate floor	Ensuite	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Inground, concrete
Roofing	Asphalt shingles	Parking	Driveway (3), Garage (1)
Siding		Driveway	
Windows		Garage	Single width
Window Type		Carport	
Energy/Heating	Electricity, Heating oil	Lot	
Heating System	Forced air, Hot water	Topography	Flat
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	Laundry Room (Basement 1)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, CEGEP, Commuter train, Cross-country skiing, High school, Highway, Park, Public transportation, University, St-Anne's Village
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central air conditioning, Central heat pump	Energy efficiency	

Inclusions

Kitchen Fridge, Stove, Dishwasher, Washer/Dryer, Pax system in the master bedroom, pool equipment & accessories, All window treatments

Exclusions

Curtains in the living room, freezer in the basement

Broker - Remarks

Unique in so many ways. Large home on a huge private property in an incredible location. Walk to the college or to the waterfront restaurants or shops. Easy access to public transit or highways. In great condition and simply charming.

Sale with legal warranty

Seller's Declaration

Yes SD-20129

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.