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**Centris No.** 24523127 (Active)



**\$699,000**

**1489 Rue de Versailles  
 Saint-Lazare  
 J7T 3H6**

**Region** Montérégie  
**Neighbourhood** Sand Castle  
**Near** Ch. Ste-Angélique  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	2004
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	51.6 X 30.3 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2018)
<b>Lot Size</b>	189.5 X 109.9 ft	<b>File Number</b>	
<b>Lot Area</b>	20,964 sqft	<b>Occupancy</b>	2021-08-23
<b>Cadastre</b>	3574731	<b>Deed of Sale Signature</b>	2021-08-20
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2021	<b>Municipal</b>	\$3,305 (2021)	<b>Common Exp.</b>	
<b>Lot</b>	\$99,900	<b>School</b>	\$409 (2021)	<b>Electricity</b>	\$3,243
<b>Building</b>	\$351,700	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>	\$225 (2021)	<b>Gas</b>	
				<b>Propane</b>	\$531
<b>Total</b>	\$451,600	<b>Total</b>	\$3,939	<b>Total</b>	\$3,774

Room(s) and Additional Space(s)					
No. of Rooms	15	No. of Bedrooms	4+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Entry	7.8 X 9 ft	Tiles	Walk-in closet	
GF	Dining room	13 X 10 ft	Wood	Crown mouldings	
GF	Kitchen	21 X 13 ft	Tiles	Dinette, Huge windows	
GF	Living room	17 X 16.5 ft	Wood	Fireplace-Stove. Huge windows	
GF	Powder room	7 X 3 ft	Tiles		
GF	Laundry room	8.5 X 6.5 ft	Tiles		
2	Bathroom	9.5 X 5 ft	Tiles		
2	Bedroom	13 X 13 ft	Wood		
2	Bedroom	13 X 11.5 ft	Wood		
2	Bedroom	10 X 9.5 ft	Wood		
2	Master bedroom	16.5 X 16 ft	Wood	Tray ceiling, walk-in	
2	Ensuite	10.5 X 10 ft	Tiles		
BA1	Office	12 X 11 ft	Laminate floor		
BA1	Family room	16 X 16 ft	Laminate floor		

BA1	Playroom	8 X 6.5 ft	Laminate floor
<b>Features</b>			
<b>Sewage System</b>	Septic tank	<b>Rented Equip. (monthly)</b>	Propane tank (\$1)
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	Above-ground
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (6), Garage (2)
<b>Siding</b>	Brick, Vinyl	<b>Driveway</b>	Asphalt
<b>Windows</b>	PVC	<b>Garage</b>	Built-in, Double width or more, Heated
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	Landscaped
<b>Heating System</b>	Forced air	<b>Topography</b>	Flat
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>	Ensuite bathroom, Separate shower	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Landry Room (1st level/Ground floor)	<b>View</b>	
<b>Fireplace-Stove</b>	Gas fireplace	<b>Proximity</b>	
<b>Kitchen Cabinets</b>	Wood	<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Air exchange system, Central vacuum cleaner system installation, Electric garage door opener, Alarm system, Central heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>			
<b>Inclusions</b>			
Whole home generator, Blinds, Curtain rods except 3 rooms where excluded, Fridge, Stove, Dishwasher, Microwave, Above ground pool and accessories, garage door opener and remote, alarm system, Nest doorbell.			
<b>Exclusions</b>			
Light fixture in: dining room, living room and master bedroom. Curtain rods and curtains in: dining room, living room and master bedroom. TV's and brackets in: kitchen, basement and master bedroom. Children's play structure, washer and dryer.			
<b>Broker - Remarks</b>			
Lovely 4 bedroom cottage in Sand Castle. 2.5 Bathrooms. Large lot with forest view. Pool, deck, double garage, superb finished basement, gas fireplace, whole home generator. Recently installed roofing, furnace, heat pump & garden shed.			
<b>Sale with legal warranty</b>			
<b>Seller's Declaration</b>		Yes SD-69571	
<b>Source</b>			
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.			