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Brossard / Street names (R)

9081, Crois. Richmond

20885052 - Source : IMMEUBLES GROUPE CANTOR, Real Estate Agency



High quality house in prestigious neighbourhood. Close to all amenities and public transportation; 3 seasons solarium extended the use of the backyard in colder days
 Possible sell with furniture included with extra price

Included

Curtains, curtain rods, blinds, fridge, dishwasher, built-in oven, microwave oven, W/D, fixtures, shed, alarm system, 2 water-heaters, central vacuum and acc., pool table, built-in furniture (3), Murphy bed. Sold as is.

Excluded

Washer and dryer

Addenda

Magnificent large, comfortable house
 Heated ceramic floor bathroom at basement, powder room at ground floor, provide pleasant winter life quality
 Cork floor on basement and upstairs 3 bedrooms provide natural cushiony surface, good insulator makes walking and standing surprisingly comfortable
 3-season solarium extend colder days usage of the landscaped back yard
 Bright terrace offers summer season peaceful time outdoor
 Salted-water heated pool is a private and good size
 4 bedrooms upstairs all good size and 2 of them with build in task desks, 1 of the bedroom with Murphy's bed
 The luxuriously-appointed finished basement with 1 bedroom(with build in cabinet),sauna, wine cellar and family room, including a pool-table setup and included in the sell
 The double car garage is heated and with ceramic floors
 A very comfortable house in a desirable location
 Note:
 The fireplaces and chimneys are sold without any warranty with respect to their compliance with applicable regulations and insurance company requirements

For sale : 1 189 000 \$

Category	Residential
Style	Two or more storey
Rooms	19
Bedrooms	5 (1 in basement)
Bathrooms	3
Powder rooms	1

Building

	1989 (30 years)
Front	38.3 feet
Depth	51.1 feet

Lot

Area	949.7 square meters
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Evaluation (2019)

Building	517 300 \$
Lot	217 500 \$
Total:	734 800 \$

Expenses

	Monthly	Yearly
Municipal Taxes (2019)	400 \$	4 800 \$
School taxes (2019)	95 \$	1 143 \$
Total:	495 \$	5 943 \$

Features

Basement	6 feet and over, Finished basement
Bathroom / Washroom	Adjoining to the master bedroom
Cupboard	Wood
Distinctive features	Wooded
Driveway	Plain paving stone, Other : 4
Equipment available	Electric garage door, Alarm system, Central air conditioning, Sauna
Foundation	Poured concrete
Garage	Double width or more, Heated, Attached
Hearth stove	Wood fireplace
Heating energy	Electricity
Heating system	Air circulation
Landscaping	Fenced, Landscape, Land / Yard lined with hedges
Parking	2 Garage
Pool	Other : SALT WATER, Inground, Heated
Proximity	High school, Highway, Elementary school, Public transport, Park - green area
Sewage system	Municipal sewer
Siding	Brick
Water supply	Municipality
Window type	Crank handle
Windows	Aluminum, Wood
Zoning	Residential

Rooms

	Level	Dimensions
Living room Floor: oak	Ground floor	13'11" x 15'8"
Bathroom Floor: Ceramic tiles	Basement	9'3" x 6'3"
Bedroom Murphy's bed Floor: cork	2nd floor	14'6" x 10'11"
Master bedroom Latte Walk In Floor: Wood	2nd floor	15'9" x 24'2"
Wine cellar Floor: Ceramic tiles	Basement	11' x 6'4"
Bathroom Floor: Ceramic tiles	2nd floor	8'3" x 8'7"
Solarium 3 seasons Floor: stamped concrete	Ground floor	19'1" x 11'
Bathroom Floor: Ceramic tiles	2nd floor	19' x 10'
Dining room Floor: oak	Ground floor	13'3" x 15'8"
Laundry room Floor: Ceramic tiles	Ground floor	8'6" x 5'7"
Family room Wood stove, oak Floor: Wood	Ground floor	19'6" x 15'4"
sauna wood covers ceramic Floor: Ceramic tiles	Basement	6'4" x 5'6"
Bedroom build in office bureau Floor: cork	Basement	21'2" x 14'2"
Family room Floor: cork	Basement	25'4" x 22'4"
Hallway French Door Floor: Slate	Ground floor	5'5" x 8'8"
Washroom Floor: Marble	Ground floor	4'11" x 5'7"
Bedroom build in office bureau Floor: cork	2nd floor	16'3" x 11'5"
Kitchen Floor: dining area	Ground floor	22'3" x 10'4"
Bedroom build in office bureau Floor: cork	2nd floor	14'11" x 11'6"