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Centris® No. 26893541 (Active)



\$755,000

2220 Boul. Perrot
Notre-Dame-de-l'Île-Perrot
J7V 8P4

Region Montérégie

Neighbourhood

Near

Body of Water Lac St-Louis

Property Type	Two or more storey	Year Built	2003
Building Type	Detached	Expected Delivery Date	
Intergenerational	Yes	Seasonal	
Building Size	50.7 X 30.6 ft	Repossession	
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2017)
Lot Size	257.4 X 85.11 ft irr	File Number	
Lot Area	16,561.35 sqft	Occupancy	17 days PP/PR Accepted
Cadastre	2745850	Deed of Sale Signature	15 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2017	Municipal	\$5,861 (2017)	Common Exp.	
Lot	\$156,700	School	\$2,264 (2016)	Electricity	
Building	\$648,500	Infrastructure		Oil	
		Water		Gas	
Total	\$805,200	Total	\$8,125	Total	

Room(s) and Additional Space(s)					
No. of Rooms	12	No. of Bedrooms	4+2	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Hall	21.7 X 14.6 ft	Wood	garage access	
GF	Living room	28.10 X 15.1 ft	Wood	fireplace-stove	
GF	Dining room	15 X 14 ft	Wood	terasse	
GF	Kitchen	20.1 X 14 ft	Wood	terrasse	
GF	Office	11.6 X 11.3 ft	Wood	BDR	
GF	Laundry room	9.8 X 5.1 ft	Wood	and powder room	
2	Master bedroom	28.4 X 15.4 ft	Wood	balcony,ensuite,gazfireplace	
2	Bathroom	14 X 10 ft	Ceramic	ensuiteMBD	
2	Bedroom	18.3 X 14 ft	Wood	waterview,balcony	
2	Bedroom	15 X 14 ft	Wood	cathedral ceiling	
2	Bathroom	8.10 X 8.6 ft	Ceramic	cathedral ceiling	
2	Hall	14.8 X 9.1 ft	Wood		

Additional Space Balcony	Size 50.6 X 11.9 ft
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Room(s) and Additional Space(s) - Intergenerational

No. of Rooms	7	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
BA1	Family room	36.5 X 13.10 ft	Laminate floor	open to DNR	
BA1	Kitchen	14 X 10 ft	Ceramic	garden access	
BA1	Bedroom	14 X 12 ft	Laminate floor	9ft ceiling	
BA1	Bedroom	14 X 10.2 ft	Laminate floor	9ft ceiling	
BA1	Bathroom	9.9 X 6.9 ft	Ceramic	9ft ceiling	
BA1	Laundry room	7.1 X 5.1 ft	Laminate floor		
BA1	mecanical room	19.2 X 14.4 ft	Concrete		
Additional Space Porch			Size 56.6 X 15 ft		

Features

Sewage System	Municipality	Rented Equip. (monthly)	Propane tank (\$10)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Sheet metal	Parking	Driveway (6), Garage (2)
Siding	Cedar shingles	Driveway	Asphalt, Double width or more, With outside socket
Windows		Garage	Attached, Double width or more, Heated
Window Type		Carport	
Energy/Heating	Dual energy, Electricity, Heating oil	Lot	
Heating System	Forced air	Topograpy	Flat, Sloped
Basement	6 feet and more, Finished basement, Outdoor entrance	Distinctive Features	No rear neighbours
Bathroom	Ensuite bathroom	Water (access)	Access, Navigable, Waterfront
Washer/Dryer (installation)		View	Panoramic, View of the water
Fireplace-Stove	Gas fireplace, Wood fireplace	Proximity	Bicycle path, CEGEP, Elementary school, Golf, High school, Highway, Park
Kitchen Cabinets		Building's Distinctive Features	Intergenerational - Basement
Equipment/Services	Central air conditioning, Central vacuum cleaner system installation, Electric garage door opener, Alarm system, Central heat pump	Energy efficiency	

Inclusions

all light fixtures,blinds,rods,windows treatments,refrigerator,2 stoves,dishwasher Bosh,washer/dryer machines,central vacuum and access.,heat pump,shed,gazebo,microwave,alarm system,3 hotwater tanks. ALL AS IS CONDITION.

Exclusions

propane tank is rented

Broker - Remarks

Exceptional home positioned high above the banks of the St. Lawrence. Gorgeous open kitchen with center isle designed for entertaining. 14 foot ceilings, 2 fireplaces,balconies,terasses. Garden level has a fully self contained apartment. Much more...

Addendum

Ground level:

Approx. 286 sq.metres an open plan design bathed in natural light creating a warm and inviting atmosphere. Open kitchen well appointed center island designed for entertaining. A view to take your breath away!

Spacious dining/living area opening onto a spacious terrace. 14ft ceilings, fabulous view from every aspect. Office/main floor bedroom, powder room, laundry.

Second level:

Expansive master suite with its own private balcony, charming ensuite and walk-in closets. Remote controlled gas fireplace. Two large bedrooms and one with a balcony.

Garden Level:

Fully self-contained apartment.

From 2004-2006 this apartment operated as a very successful B&B rated four suns by the Quebec Tourist Ass.

Also suitable for teenagers, as a family suite or home business. Features open plan living area including fully equipped kitchen,dining/living room, two bedrooms, separate laundry, bathroom with lots of closet space. Opens onto a private patio 17,22 x 4,57m overlooking the lovely rock garden and expansive lawn area, providing a wonderful sense of tranquility.

Sale with legal warranty

Seller's Declaration

Yes SD-59993

Source

ROYAL LEPAGE VILLAGE, 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.



Frontage



Aerial photo



Back facade



Kitchen



Living room



Kitchen



Kitchen



Dining room



Dining room



Dining room



Bathroom



Master bedroom



Master bedroom



Bathroom



Bedroom



Bedroom



Intergenerational



Intergenerational



Intergenerational



Intergenerational



Staircase



Other



Aerial photo



Backyard