



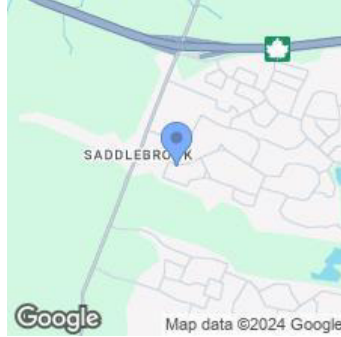
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Centris No. 27986789 (Active)



\$699,000

2960 Rue Steeplechase
Saint-Lazare
J7T 2B1

Region Montérégie
Neighbourhood Saddlebrook
Near
Body of Water

Property Type	Bungalow	Year Built	1986
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	67 X 39 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2024)
Lot Size	91 X 271 ft irr	File Number	
Lot Area	30,724 sqft	Occupancy	63 days PP/PR Accepted
Cadastre	3501099	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$3,565 (2024)	Common Exp.	
Lot	\$141,900	School	\$408 (2023)	Electricity	
Building	\$329,400	Infrastructure		Oil	
		Water		Gas	
Total	\$471,300 (148.31%)	Total	\$3,973	Total	

Room(s) and Additional Space(s)					
No. of Rooms	10	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	21.9 X 15.6 ft	Wood	Fireplace-Stove.	
GF	DNR/KIT combo	18 X 15.7 ft	Wood	Fireplace-Stove.	
GF	Primary bedroom	14 X 12 ft	Wood	Ensuite	
GF	Bedroom	13.2 X 11 ft	Wood		
GF	Bedroom	13 X 11 ft	Wood		
GF	Bedroom	12.5 X 12.1 ft	Wood	No closet	
GF	Bathroom	12 X 5.10 ft	Ceramic		
GF	Veranda	15.4 X 14.8 ft irr	Wood		
GF	Mudroom	10.9 X 5.6 ft	Wood		
BA1	Family room	21.1 X 13.7 ft	Carpet		
BA1	Playroom	35.3 X 13.8 ft	Laminate floor		
BA1	Workshop	23 X 14.1 ft	Concrete		

BA1	Storage	13.9 X 9.10 ft	Concrete	
BA1	Storage	12 X 9.4 ft	Concrete	
GF	Ensuite bathroom	4.7 X 7.7 ft irr	Ceramic	Includes shower
Additional Space			Size	
Shed			8 X 8 ft	
Garage			19.9 X 12 ft	

Features

Sewage System	Disposal field, Septic tank	Rented Equip. (monthly)	Water heater - 1 (\$15)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Heated, Inground
Roofing	Asphalt shingles	Parkg (total)	Driveway (6), Garage (1)
Siding		Driveway	Asphalt
Windows		Garage	Attached
Window Type		Carport	
Energy/Heating	Electricity	Lot	Wooded
Heating System	Forced air	Topography	Flat
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	Bathroom (1st level/Ground floor)	View	
Fireplace-Stove		Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Electric garage door opener	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Dishwasher, wall oven, stove top, fridge, washer & dryer.

Exclusions

Living room + dining room light fixtures

Remarks

Spacious country style 4 bedroom bungalow nestled on a 30,724sf private wooded lot with heated inground pool! Open concept floor plan with stunning 2 sided floor to ceiling brick fireplace with hearths in dining room and living room. Great family home with the pine cathedral ceilings throughout main level.

Addendum

Hardwood floors throughout the main level.
 Convenient mudroom leading to garage and 3 season veranda.
 Closed vestibule in main entrance.
 Huge basement with family room, play room, workshop and lots of storage.
 Note that the existing ground level bedroom has no closet. It is presently used as a bedroom but could be used as an office or den.
 Windows need to be replaced.
 Flexible occupancy.

Sale with legal warranty of quality

Seller's Declaration Yes SD-43002

In compliance with environmental protection laws

Source

IMMEUBLES MTL / MTL REALTY, 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



Frontage



Frontage



Pool



Aerial photo



Living room



Living room



Living room



Living room



Hall



Hall



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Primary bedroom



Primary bedroom



Ensuite bathroom



Ensuite bathroom



Bedroom



Bedroom