



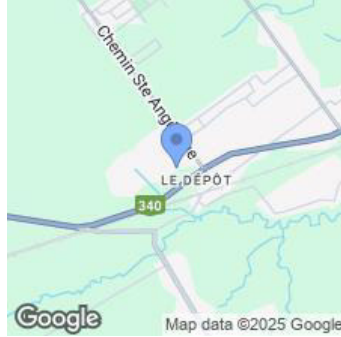
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Centris No. 24013730 (Active)



\$539,000

879 Rue des Criquets
Saint-Lazare
J7T 0P6

Region Montérégie
Neighbourhood Grand Pré/Frontenac
Near Coccinelles
Body of Water

Property Type	Two or more storey	Year Built	2019
Building Type	Attached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	22 X 38 ft irr	Reposess./Judicial auth.	No
Living Area	1,317 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2025)
Lot Size	22 X 98 ft	File Number	
Lot Area	2,167 sqft	Occupancy	32 days PP/PR Accepted
Cadastre	5971063	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$2,951 (2024)	Common Exp.	
Lot	\$347,200	School	\$271 (2024)	Electricity	
Building	\$166,700	Infrastructure		Oil	
		Water		Gas	
Total	\$513,900 (104.88%)	Total	\$3,222	Total	

Room(s) and Additional Space(s)				
No. of Rooms	No. of Bedrooms (above ground + basement)			No. of Bathrooms and Powder Rooms
7	3+0			1+1
Level	Room	Size	Floor Covering	Additional Information
GF	Kitchen	10.9 X 8.7 ft irr	Ceramic	
GF	Living room	12.2 X 12 ft irr	Wood	
GF	Dining room	9 X 8.8 ft irr	Wood	
2	Primary bedroom	13.6 X 10.9 ft	Carpet	Walk in
2	Bedroom	10.7 X 9.8 ft	Carpet	
2	Bedroom	10 X 9.8 ft	Carpet	
2	Bathroom	10.6 X 9.7 ft	Ceramic	
BA1	Family room	20.2 X 16 ft	Laminate floor	
BA1	Storage	10.2 X 8.9 ft	Concrete	
Additional Space			Size	
Garage			18.3 X 10.4 ft	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (2), Garage (1)
Siding	Brick, Vinyl	Driveway	Asphalt, Double width or more
Windows		Garage	Attached, Heated, Single width
Window Type		Carpport	
Energy/Heating	Electricity	Lot	Fenced
Heating System	Electric baseboard units	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	Laundry room (2nd level)	View	
Fireplace-Stove		Proximity	Daycare centre, Elementary school
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Air exchange system, Electric garage door opener, Wall-mounted heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Built-in dishwasher. TV wall bracket. All curtains and blinds. Gazebo.

Exclusions

Remarks

3 bedroom 2019 townhouse available for quick occupancy! Great location in the recent Cité des Champs development only steps from Des Étriers french elementary school, and 5 minutes from the new Vaudreuil hospital (under construction). Practical bedroom level laundry room on second floor. Wall mounted heat-pump (includes A/C). Single car garage with high 11'8 ceilings (ideal for a storage loft). Double width driveway. Fenced yard. Gazebo.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-61004

In compliance with environmental protection laws

Source

IMMEUBLES MTL / MTL REALTY, Real Estate Agency

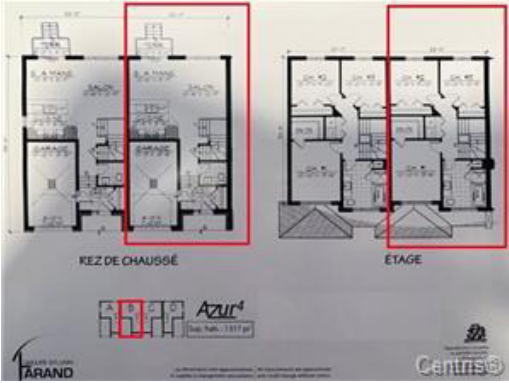
This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises.



Frontage



Frontage



Drawing (sketch)



Living room



Living room



Kitchen



Kitchen



Living room



Kitchen



Living room



Kitchen



Powder room



Hall



Staircase



Bathroom



Bathroom



Primary bedroom



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Laundry room