

Justin Lachapelle, Certified Residential and Commercial Real Estate Broker AEO **IMMEUBLES MTL / MTL REALTY**Real Estate Agency

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Centris No. 11196962 (Active)





\$729,000

2069 Rue des Sables Saint-Lazare J7T 2C6

RegionMontérégieNeighbourhoodSaddlebrookNearSt-Louis

Body of Water

Property Type	Two or more storey	Year Built	1989
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	50 X 47 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2024)
Lot Size	103 X 181 ft irr	File Number	
Lot Area	20,390 sqft	Occupancy	63 days PP/PR
			Accepted
Cadastre	3504043	Deed of Sale Signature	60 days PP/PR
			Accepted
Zoning	Residential		, locopiou
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Munici	pal Assessment	Taxes (annual)		Expenses/Energy (annual)	
Year Lot	2020 \$90,200	Municipal School	\$4,565 (2024) \$396 (2023)	Common Exp.	
Building		Infrastructure Water	ψουσ (2020)	Electricity Oil Gas	
Total	\$448,300 (162.61%)	Total	\$4,961	Total	

Room(s) and Additional Space(s)

No. of Rooms	No. of Bedrooms (above ground + basement) 3+0			No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	17.2 X 11 ft	Wood	Fireplace-Stove. Cathedral ceiling	
GF	Kitchen	16 X 9.10 ft	Wood	Quartz counter	
GF	Dining room	12.7 X 12.1 ft	Wood		
GF	Dinette	10.3 X 9.5 ft	Wood		
GF	Bathroom	9.8 X 7.3 ft irr	Ceramic	Laundry room	
GF	Hall	9.7 X 5 ft	Wood	Entrance	
GF	3 season veranda	17.9 X 11.2 ft	Wood		
2	Primary bedroom	14.10 X 11.8 ft	Wood		
2	Bedroom	13.10 X 9.1 ft	Wood		
2	Bedroom	10.5 X 9.2 ft	Wood		
2	Mezzanine	12.8 X 11.5 ft irr	Wood		
2	Bathroom	10.8 X 9.9 ft irr	Ceramic		

BA1 Playroom 32.5 X 25.7 ft irr Laminate floor

 Additional Space
 Size

 Deck
 12 X 9 ft

 Shed
 14 X 10 ft

 Garage
 23 X 20 ft

Features

Sewage System Disposal field, Septic tank Rented Equip. (monthly) Water heater - 1 (\$17)

Water Supply Municipality Renovations

Foundation Poured concrete Pool Inground

RoofingAsphalt shinglesParkg (total)Driveway (6), Garage (2)SidingDrivewayAsphalt, Double width or more

Windows Garage Attached, Double width or more,

Proximity

Heated

Window Type Carport

Energy/HeatingElectricityLotWoodedHeating SystemElectric baseboard unitsTopographyFlat

Basement 6 feet and more. Finished Distinctive Features

basement

Bathroom Separate shower Water (access)

Washer/Dryer (installation) Bathroom (1st level/Ground floor) View

Fireplace-Stove Wood fireplace

Kitchen Cabinets Building's Distinctive

Features

Property/Unit Amenity Energy efficiency
Restrictions/Permissions Mobility impaired

accessible

Pets access

Inclusions

Stainless steel fridge, built in dishwasher

Exclusions

Remarks

Updated 2 storey home in Saddlebrook with lots to offer!! Double garage, 3 season veranda, finished basement, 2 fireplaces, heated inground pool, 20,390sf private lot backing on forest and next to hiking/horse trails. Giddy up!!

Addendum

Quartz kitchen counter.

Custom bathroom vanity with 2 sinks.

Vaulted ceiling in living room with wood fireplace surrounded by floor to ceiling stone wall.

Hardwood floors on main and 2nd level.

Cathedral ceiling in master bedroom.

Convenient stairs from garage to basement.

Mezzanine on 2nd level used as an office.

Roof reshingled in 2017.

Occupancy date is flexible.

Sale with legal warranty of quality

Seller's Declaration Yes SD-42996

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.

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Frontage



Pool



Living room



Veranda



Pool



Aerial photo



Living room



Veranda



Bathroom



Kitchen



Kitchen



Dinette



Bathroom



Kitchen



Kitchen



Dinette



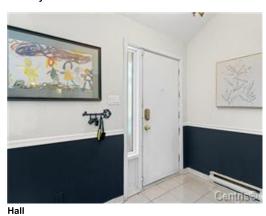
Dining room



Dining room



Laundry room



Dining room



Laundry room



Hall



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