



Justin Lachapelle, Certified Residential and Commercial Real Estate Broker AEO
IMMEUBLES MTL / MTL REALTY
 Real Estate Agency
 2835, pl. Winner
 Saint-Lazare (QC) J7T 2B1
<http://www.immeubles-mtl.com>

514-234-1275

justin@immeubles-mtl.com



Centris No. 11196962 (Active)



\$729,000

2069 Rue des Sables
Saint-Lazare
J7T 2C6

Region Montérégie
Neighbourhood Saddlebrook
Near St-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		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2020	Municipal	\$4,565 (2024)	Common Exp.	
Lot	\$90,200	School	\$396 (2023)	Electricity	
Building	\$358,100	Infrastructure		Oil	
		Water		Gas	
Total	\$448,300 (162.61%)	Total	\$4,961	Total	

Room(s) and Additional Space(s)								
No. of Rooms	10		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
Roofing	Asphalt shingles	Parkg (total)	Driveway (6), Garage (2)
Siding		Driveway	Asphalt, Double width or more
Windows		Garage	Attached, Double width or more, Heated
Window Type		Carport	
Energy/Heating	Electricity	Lot	Wooded
Heating System	Electric baseboard units	Topography	Flat
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Separate shower	Water (access)	
Washer/Dryer (installation)	Bathroom (1st level/Ground floor)	View	
Fireplace-Stove	Wood fireplace	Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity		Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

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 resingled 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.
--



Frontage



Pool



Pool



Aerial photo



Living room



Living room



Veranda



Veranda



Bathroom



Bathroom



Kitchen



Kitchen



Kitchen



Kitchen



Dinette



Dinette



Dining room



Dining room



Dining room



Laundry room



Laundry room



Hall



Hall



Hall