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**Centris No.** 22391429 (Active)



**\$599,000**

**363 Rue Woodcroft**

**Hudson**

**JOP 1H0**

**Region** Montérégie

**Neighbourhood** East

**Near** Shepherd

**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1988
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	55 X 28 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>	2,223 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2020)
<b>Lot Size</b>	188 X ft irr	<b>File Number</b>	
<b>Lot Area</b>	20,193 sqft	<b>Occupancy</b>	60 days PP/PR Accepted
<b>Cadastre</b>	1832788	<b>Deed of Sale Signature</b>	60 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2019	<b>Municipal</b>	\$4,762 (2019)	<b>Common Exp.</b>	
<b>Lot</b>	\$101,300	<b>School</b>	\$675 (2019)	<b>Electricity</b>	
<b>Building</b>	\$390,800	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$492,100	<b>Total</b>	\$5,437	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>				
<b>No. of Rooms</b>		<b>No. of Bedrooms</b>		<b>No. of Bathrooms and Powder Rooms</b>
10		4+0		2+1
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>
GF	Living room	14 X 13.1 ft	Carpet	Office
GF	Dining room	14 X 13.1 ft	Wood	
GF	Family room	20 X 13.7 ft	Wood	Fireplace-Stove.
GF	Kitchen	16 X 13.8 ft	Ceramic	
2	Master bedroom	18 X 13.1 ft	Wood	
2	Bedroom	13.10 X 13 ft	Wood	
2	Bedroom	11.4 X 10.10 ft	Wood	
2	Bedroom	11.3 X 10.10 ft	Wood	
2	Bathroom	10.10 X 8.4 ft irr	Ceramic	
BA1	Playroom	26.4 X 20 ft	Carpet	Fireplace-Stove.
BA1	Playroom	26.9 X 15 ft	Laminate floor	Gym
<b>Additional Space</b>			<b>Size</b>	

Wine cellar	5.9 X 3 ft
Garage	22 X 20.8 ft
Mud Room/Laundry	10.6 X 7.11 ft

## Features

<b>Sewage System</b>	Disposal field, Septic tank	<b>Rented Equip. (monthly)</b>	Propane tank (\$10)
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	Heated, Inground
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (6), Garage (2)
<b>Siding</b>	Wood	<b>Driveway</b>	Asphalt, Double width or more
<b>Windows</b>		<b>Garage</b>	Attached, Double width or more
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	Landscaped, Wooded
<b>Heating System</b>	Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement, Outdoor entrance, Walk out	<b>Distinctive Features</b>	Circle
<b>Bathroom</b>	Ensuite bathroom, Separate shower	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>		<b>View</b>	
<b>Fireplace-Stove</b>	Gas stove, Wood fireplace	<b>Proximity</b>	Bicycle path, Commuter train, Elementary school, Golf, High school
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Electric garage door opener, Alarm system, Central heat pump	<b>Energy efficiency</b>	

## Inclusions

Propane cooktop, built-in oven, fridge, dishwasher

## Exclusions

## Broker - Remarks

One of a kind updated home with walk out basement leading to spectacular private backyard backing on greenspace. Heated inground pool. Ideal location on desirable Woodcroft traffic free crescent. Next to walking trail and cross country skiing. 5 star resort feel sitting on back deck. Flexible occupancy. Don't miss this one!

## Addendum

Updates and renos:

- 2017 New electric furnace
- 2017 New heat pump
- 2017 New pool heater
- 2017 Ensuite bathroom
- 2017 Main bathroom tub and tiles
- 2012 New wood stove in main floor family room
- 2011 Roof re-shingled
- 2011 New gas stove in downstairs playroom
- 2009 New kitchen with granite counters
- 2005 Hardwood floors on 2nd level
- 1987 Windows

Washer & dryer are presently downstairs. They were previously on main level. Plumbing, ducts and wiring still in place if buyer wanted to re-install on main level.

Basement is high and dry... No sump pump to worry about.

## Sale with legal warranty

**Seller's Declaration**

Yes SD-32205

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



Pool



Pool



Pool



Kitchen





Dinette



Dinette



Kitchen



Dining room



Dining room



Family room



Family room



Family room



Office



Hall



Hall



Powder room



Office



Bathroom



Other



Master bedroom