



François Bissonnette, Chartered real estate agent

REALTA

Chartered real estate broker
1295, AVENUE VAN HORNE
OUTREMONT (QC) H2V 1K5

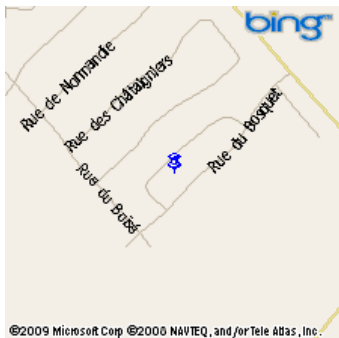
514-789-2889 / 514-789-2889

francois@realta.ca

http://www.realta.ca

REALTA[®]
courtier immobilier agréé

MLS® No. 8223705 (Active)



\$899,000

**696 Rue des Cornouillers
Boucherville
J4B 8W1**

Region Montérégie

Neighbourhood Others

Near Bosquet

Body of Water

Property Type	Bungalow	Year Built	2007
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	65 X 36 ft	Repossession	No
Living Area	2,340.00 sqft	Trade possible	
Ground Area		Cert. of Loc.	Yes (2008)
Lot Size	100 X 205 ft	File Number	
Lot Area	20,654.00 sqft	Possession Date	2009-12-03
Québec Cadastre	3262098	Deed of Sale Signature	2009-11-30
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2009	Municipal	\$6,036 (2009)	Common Exp.	
Lot	\$59,900	School	\$1,422 (2009)	Electricity	\$2,389
Building	\$424,100	Infrastructure		Oil	
		Water		Gas	\$1,756
Total	\$484,000	Total	\$7,458	Total	\$4,145

Room(s) and Outdoor Feature(s)

No. of Rooms	5	No. of Bedrooms	2+1	No. of Bathrooms and Powder Rooms	3+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Hall	5.7 X 9.1 ft	Ceramic		
GF	Living room	22.3 X 29.4 ft	Wood	Open space on dining room	
GF	Kitchen	14.5 X 14.7 ft	Wood		
GF	Master bedroom	14.10 X 15.3 ft	Wood	Walk-in closet	
GF	Bedroom	11.7 X 13 ft	Wood		
GF	Office	11.7 X 13.1 ft	Wood	Build-in library	
GF	Bathroom	7 X 8 ft	Ceramic	Laundry room	
GF	Bathroom	8 X 13.9 ft	Ceramic		
BA1	Bedroom	13.11 X 19.2 ft	Carpet		
BA1	Family room	22 X 30 ft	Carpet		
BA1	Playroom	13.2 X 22 ft	Carpet		
BA1	Bathroom	8.4 X 10.10 ft	Ceramic		
BA1	Wine cellar	9 X 14 ft	Ceramic		

Outdoor features	Size	
Garage	25 X 30 ft	
Features		
Sewage System	Municipality	Rented Equip. (monthly)
Water Supply	Municipality	Renovations
Foundation	Poured concrete	Pool
Roofing	Asphalt shingles	Heated, Inground
Siding	Cedar clapboard, Stone	Parking
Windows	PVC	Driveway (4), Garage (2)
		Driveway
		Asphalt
		Garage
		Built-in, Double width or more, Heated
Window Type	Casement	Carport
Energy/Heating	Natural gas	Lot
Heating System	Forced air	Wooded, Fenced, Landscaped
Basement	6 feet and more, Finished basement	Topograpy
Bathroom	Ensuite bathroom	Distinctive Features
Washer/Dryer (installation)	Laudry room (1st level/Ground floor)	Water (access)
Fireplace-Stove	Wood fireplace	View
Kitchen Cabinets	Wood	
Equipment/Services	Central air conditioning, Electric garage door opener, Alarm system (not connected)	Proximity
		Elementary school, High school
Inclusions		
Kitchen stove, refrigerator,jacuzzi,swimming pool with accessories,garage door with two remote control, washer and dryer,alarm system, blinds and curtains where installed.		
Exclusions		
MLS® Remarks		
Irresistible house in a very charming area. Functional and easy to live in. Will make the whole family happy! Rooms with generous proportions allowing the light to circulate in the whole place.		
Addendum		
Right of passage in favor of Bell and HydroQuebec #12752081.		
Ceiling height: 10'		
Generous proportions.		
TV room: Beam showing. 12' ceiling.		
Somptuous wine cellar.		
Garden sprinkler system.		
Shed.		
Seller's Declaration	No	