



François Bissonnette, Chartered real estate agent

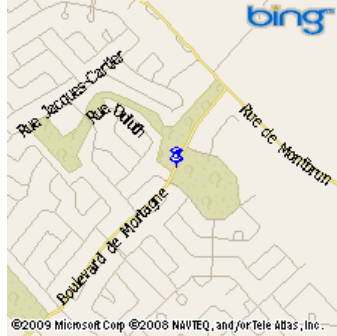
REALTA

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REALTA
courtier immobilier agréé

MLS® No. 8261800 (Active)



\$519,900

**666 Boul. de Montagne
Boucherville
J4B 8E5**

Region Montérégie
Neighbourhood Others
Near Étienne-Brulé
Body of Water

Property Type	Two or more storey
Building Type	Detached
Intergenerational	
Building Size	36 X 41 ft irr
Living Area	
Ground Area	1,119.00 sqft
Lot Size	55 X 92 ft irr
Lot Area	6,961.00 sqft
Québec Cadastre	2512157
Zoning	Residential

Year Built	2000
Expected Delivery Date	
Seasonal	
Repossession	No
Trade possible	
Cert. of Loc.	Yes (2007)
File Number	
Possession Date	30 days PP/PR Accepted
Deed of Sale Signature	25 days PP/PR Accepted

Municipal Assessment

Taxes (annual)

Expenses/Energy (annual)

Year	2012
Lot	\$89,700
Building	\$314,600
Total	\$404,300

Municipal	\$3,891 (2008)
School	\$771 (2009)
Infrastructure	
Water	
Total	\$4,662

Common Exp.	
Electricity	\$1,593
Oil	
Gas	\$1,633
Total	\$3,226

Room(s) and Outdoor Feature(s)

No. of Rooms	10	No. of Bedrooms	3+2	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Hall	6.6 X 4.9 ft irr	Ceramic		
GF	Living room	14.3 X 16.6 ft irr	Wood	Fireplace-Stove.	
GF	Dining room	13.1 X 10.11 ft	Wood		
GF	Kitchen	8.5 X 16.6 ft irr	Ceramic	Coin-repas adjacent	
GF	Powder room	6.4 X 5 ft irr	Ceramic		
2	Master bedroom	12 X 15.5 ft irr	Parquetry		
2	Bedroom	11.8 X 11.1 ft irr	Parquetry		
2	Bedroom	10 X 9.9 ft irr	Parquetry		
2	Family room	11.5 X 25 ft irr	Parquetry		
2	Bathroom	8.11 X 11.1 ft irr	Ceramic		
2	Laundry room	8.11 X 5.7 ft irr	Ceramic		
BA1	Master bedroom	9.9 X 14.6 ft irr	Laminate floor		
BA1	Bedroom	10.10 X 11.8 ft irr	Laminate floor		
BA1	Family room	13.4 X 12.7 ft	Laminate floor		

BA1	Bathroom	7.3 X 7.5 ft	Ceramic
Outdoor features		Size	
Garage		12 X 24.9 ft	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Concrete slab on ground	Pool	Heated, Inground
Roofing	Asphalt shingles	Parking	Driveway (2), Garage (1)
Siding	Aluminum, Brick	Driveway	Asphalt, Double width or more
Windows	PVC	Garage	Attached, Heated
Window Type	Casement	Carpport	
Energy/Heating	Electricity, Natural gas	Lot	Bordered by hedges
Heating System	Electric baseboard units, Forced air	Topograpy	
Basement	6 feet and more	Distinctive Features	
Bathroom	Separate shower	Water (access)	
Washer/Dryer (installation)	Laundry Room (2nd level)	View	
Fireplace-Stove	Gas fireplace	Proximity	Alpine skiing, Bicycle path, Cross-country skiing, Elementary school, Golf, High school, Park
Kitchen Cabinets	Thermoplastic		
Equipment/Services	Central air conditioning, Central vacuum cleaner system installation		

Inclusions

Cooker, refrigerator, washing machine, washer and dryer, curtains and blinds where installed, central vacuum cleaner and accessories, swimming pool (salt system) and accessories, heat pump for house and swimming pool, alarm system, two garage door opener, gas fire place, gazebo, shed.

Exclusions

One curtain in the pink room.

MLS® Remarks

Charming house located in a charming area. In front of a park. Carefully decorated, refined and rich colors. The many windows allows an optimal circulation of the light. Splendid garden in the backyard with a beautiful cedars row. Also a swimming pool.

Addendum

Kitchen:

Functionnal, well layed out.

Gas oven.

Dining room:

Elegant, beautiful details like the mouldings.

Nice wooden and wrought iron stairs.

Very clean.

The Ground Area includes the dimensions of the garage.

Ceiling height: 8' 11'

Seller's Declaration

No