



Mario Conte  
Delivering the Impossible  
P : 514 894 9400  
E : mario@marioconte.com

## **Blainville-14, Rue de Joutel**

**\$699,900**



**14, Rue de Joutel, Blainville, J7B1H4**

ULS : 16774394

[VISITE DE LA PROPRIÉTÉ](#)

Located in Blainville, in a peaceful and safe family neighborhood, this charming turnkey property offers an ideal living environment. This impeccable 3+1 bedroom cottage, carefully maintained by its owner, features bright and welcoming spaces. The main bathroom has been completely renovated with heated floors, the roof is new, and the house enjoys full sun exposure at the rear. The landscaped yard with a terrace and 18-foot saltwater heated pool invites you to relax. Close to services, schools, parks, and major highways, this home combines comfort, tranquility, and accessibility.

## INFORMATIONS DÉTAILS

### PROPRIÉTÉ EN VEDETTE

Chambre en vedette	4
Salle de bain en vedette	2
Garage en vedette	3
Piscine Vedette	Heated , Above-ground

### Financiers

#### Évaluation municipale

Évaluation du terrain	\$195,800.00
Évaluation du bâtiment	\$398,600.00
Évaluation municipale	\$594,400.00

#### Taxes

Municipale	\$3,139.00
École	\$368.00
Total	\$3,507.00

### ADDENDA

In Blainville, discover this superb, immaculate 3-bedroom cottage, lovingly cared for by its owner since 2000. Over the years, meticulous renovations have been carried out, most of them in the last five years, to offer a turnkey home. The roof was redone in 2015, the wall-mounted heat pump was installed in 2016, and the water heater was replaced in 2019. The upstairs bathroom has been completely renovated and stands out for its refined style and comfort, including heated floors.

The exterior is equally impressive: the backyard, redesigned in 2020-2021, offers a large, inviting deck, a barbecue shelter, a six-zone sprinkler system, and an 18-foot saltwater heated pool that ensures enjoyable summers with ease. In addition, preventive repairs were made to the exterior aggregate in 2024, ensuring peace of mind for future owners.

The house enjoys full sun exposure at the rear, creating an ideal space to relax and enjoy sunny days. Located in a peaceful and safe family neighborhood, it is close to services, schools, and major highways, including Highway 640.

A meticulously maintained property, up-to-date and in impeccable condition, waiting for you to write its next chapter. Come discover it and let yourself be seduced by this true turnkey property.

## Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Taille	
Année de construction	1995
Number of Rooms	13
les fenêtres	PVC
Type de Windows	Sliding , Crank handle , French window
Revêtement	Aggregate
Toiture	Asphalt shingles
Garage	Heated , Fitted , Single width

## Caractéristiques du terrain et extérieur

Dimensions du terrain 18.30 ft x 90 ft

Superficie du terrain	5,392.76 SF
Stat. (total)	Outdoor , 2 , Garage , 1
Piscine	Heated , Above-ground
Proximité	Highway , Cegep , Daycare centre , Golf , Park - green area , Bicycle path , Elementary school , High school , Public transport

## DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Hallway	1st level/Ground floor	6.10x4.5 ft	Ceramic tiles	
Living room	1st level/Ground floor	14.6x11.4 ft	Wood	
Dining room	1st level/Ground floor	12.1x11.9 ft	Wood	
Dinette	1st level/Ground floor	10.5x9.1 ft	Ceramic tiles	
Kitchen	1st level/Ground floor	11.9x9.11 ft	Ceramic tiles	
Bathroom	1st level/Ground floor	7.10x5.1 ft	Ceramic tiles	
Master bedroom	2nd floor	17.11x13 ft	Wood	With Ensuite 8.0 X 6.11
Bedroom	2nd floor	10.7x9.8 ft	Wood	
Bedroom	2nd floor	10.10x10.8 ft	Wood	
Bathroom	2nd floor	11x8.2 ft	Ceramic tiles	
Family room	Basement	21.5x19.11 ft	Floating floor	
Home office	Basement	11.5x9.11 ft	Floating floor	
Laundry room	Basement	9.3x7.11 ft	Floating floor	

## Caractéristiques

Système de chauffage	Air circulation , Electric baseboard units
Énergie de chauffage	Electricity
Équipements / services	Central vacuum cleaner system installation , Central air conditioning , Electric garage door , Alarm system , Central heat pump

Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Toiture	Asphalt shingles
Sous-sol	6 feet and over , Finished basement
Allée	Asphalt , Double width or more
Aménagement paysager	Fenced , Landscape
Fondation	Poured concrete

## INCLUSIONS & EXCLUSIONS

Inclusions	All curtain rods and blinds, all electrical fixtures, 2019 60-gallon electric water heater, all above-ground pool equipment, salt system, pool heat pump and accessories, cabana, front door lock, doorbell, irrigation system, 2016 central heat pump, 24,000 BTU, central vacuum, electric garage door opener, PAX system in the upstairs bedroom, two PAX systems in the master bedroom closet. Headboard in the master bedroom.
Exclusions	All smart interrepetur will not be included and will be replaced, dishwasher.

