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Delivering the Impossible
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Saint-Lazare-2482, Rue de la Symphonie

$1,125,000



2482, Rue de la Symphonie, Saint-Lazare, J7T3H2

ULS : 25185848

VISITE DE LA PROPRIÉTÉ

Custom-built, two-story home constructed in 2001, located in the Chanterel area. The property features a functional floor plan spread over three finished levels, with nine-foot ceilings on the main floor and crown molding. The spaces are well-defined, allowing for optimal use of the available area. Property-related expenses, including municipal and school taxes, are subject to confirmation by the buyer.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	4
Salle de bain en vedette	3
Salle d'eau en vedette	1
Garage en vedette	4
Foyer en vedette	Wood fireplace

Financiers

Évaluation municipale	
Évaluation du terrain	$149,000.00
Évaluation du bâtiment	$570,600.00
Évaluation municipale	$719,600.00
Taxes	
Municipale	$1.00
École	$1.00
Total	$2.00

ADDENDA

- The notary handling the transaction will be a notary chosen by the seller;
- A 5% deposit made payable to the firm of Paquette & Associates, bailiffs in trust, must be transferred within 24 hours of acceptance;
- All documents required by the buyer are at the buyer's expense;

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	2002
Number of Rooms	14
les fenêtres	PVC
Type de Windows	Crank handle
Revêtement	Concrete stone , Vinyl
Toiture	Asphalt shingles
Garage	Attached , Heated , Double width or more , Fitted
Salle de bain / salle d'eau	Adjoining to the master bedroom , Separate shower

Caractéristiques du terrain et extérieur

Superficie du terrain	32,774.23 SF
Stat. (total)	Outdoor , 8 , Garage , 2
Proximité	Highway , Golf , Park - green area , Bicycle path , Elementary school , Alpine skiing , High school , Cross-country skiing , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Living room	1st level/Ground floor	17x13 ft	Wood	
Dining room	1st level/Ground floor	16x13 ft	Wood	
Kitchen	1st level/Ground floor	15x14 ft	Ceramic tiles	
Dinette	1st level/Ground floor	13x9 ft	Wood	

Family room	1st level/Ground floor	17x15 ft	Wood	
Master bedroom	2nd floor	20x16 ft	Carpet	
Bedroom	2nd floor	13.7x11 ft	Carpet	
Bedroom	2nd floor	12x12 ft	Wood	
Bedroom	2nd floor	12x12 ft	Wood	
Bathroom	2nd floor	12x10 ft	Ceramic tiles	Ensuite
Bathroom	2nd floor	9x7 ft	Ceramic tiles	
Family room	Basement	23x21 ft	Carpet	
Playroom	Basement	32x14 ft	Carpet	
Bathroom	Basement	9x8 ft	Ceramic tiles	

Caractéristiques

Système de chauffage	Air circulation
Énergie de chauffage	Electricity
Cheminée-Poêle	Wood fireplace
Équipements / services	Central vacuum cleaner system installation , Ventilation system , Electric garage door , Alarm system , Central heat pump
Approvisionnement en eau	Municipality
Système d'égout	Septic tank
Toiture	Asphalt shingles
Zonage	Residential
Sous-sol	6 feet and over , Finished basement
Allée	Double width or more
Aménagement paysager	Patio , Landscape
Armoire	Wood
Fondation	Poured concrete

Foyer	Wood fireplace
Caractéristiques distinctives	No neighbours in the back , Wooded

INCLUSIONS & EXCLUSIONS

Exclusions	Piano and all personal items