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Delivering the Impossible  
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**Saint-Jean-sur-Richelieu-151, Rue Chenevert**

**\$829,000**



**151, Rue Chenevert, Saint-Jean-sur-Richelieu, J2W2Y6**

ULS : 16688818

[VISITE DE LA PROPRIÉTÉ](#)

Stunning property built in 2004, located in the sought-after Aux-4-Vents neighborhood, close to parks, schools, and services, with quick access to major highways. It features 4 bedrooms on the upper level and a 5th in the basement. Bright main floor with a living room featuring a wood-burning fireplace, functional kitchen with access to a large terrace, inviting dining area, powder room, and laundry room. Finished basement with a spacious family room, bedroom, and bathroom. Double garage and private backyard with shed. Turnkey property!

## INFORMATIONS DÉTAILS

### PROPRIÉTÉ EN VEDETTE

Chambre en vedette	5
Salle de bain en vedette	2
Salle d'eau en vedette	1
Garage en vedette	3
Foyer en vedette	Wood fireplace

### Financiers

#### Évaluation municipale

Évaluation du terrain	\$209,400.00
Évaluation du bâtiment	\$618,600.00
Évaluation municipale	\$828,000.00

#### Taxes

Municipale	\$5,276.00
École	\$527.00
Total	\$5,803.00

### ADDENDA

Stunning property built in 2004, located in a sought-after neighborhood, close to parks, schools, and services, with quick access to major highways.

This spacious home features 4 bedrooms on the upper level, plus a 5th bedroom in the basement, ideal for a large family or for setting up a home office.

\*\*\* No vendor's declaration available \*\*\*

The main floor stands out with its bright and inviting living spaces, including a living room with a wood-burning fireplace, a welcoming dining area, and a functional kitchen with direct access to a large outdoor terrace. A powder room and laundry room complete this level.

Upstairs, you will find generously sized bedrooms, including a primary bedroom with a walk-in closet, as well as a full bathroom.

The fully finished basement offers a large family room, an additional bedroom, and a bathroom -- perfect for meeting the needs of the whole family.

Outside, enjoy a private, hedge-lined backyard with a shed, ideal for family gatherings and outdoor living.

A turnkey property in a prime location, an opportunity not to be missed!

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The sale is made without legal warranty, at the buyer's own risk;

The notary will be chosen by the seller; a 5% deposit made to the order of the law firm of paquette & associé, bailiffs in trust, must be transmitted 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	2004
Number of Rooms	12
Toiture	Asphalt shingles
Garage	Heated , Double width or more , Fitted
Salle de bain / salle d'eau	Separate shower

## Caractéristiques du terrain et extérieur

Superficie du terrain	8,088.07 SF
Topographie	Flat

Stat. (total) Outdoor , 4 , Garage , 2

Proximité Highway , Daycare centre , Golf , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport

## DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Living room	1st level/Ground floor	5.3x5.4 M	Wood	Wood fireplace
Dining room	1st level/Ground floor	3.2x4.1 M	Wood	
Kitchen	1st level/Ground floor	4.9x4.1 M	Ceramic tiles	
Washroom	1st level/Ground floor	2.1x1.9 M	Ceramic tiles	
Laundry room	1st level/Ground floor	2.1x1.9 M	Ceramic tiles	
Master bedroom	2nd floor	4.8x4.2 M	Wood	with office corner
Bedroom	2nd floor	3.3x3.5 M	Wood	
Bedroom	2nd floor	4.88x5.2 M	Wood	
Bedroom	3rd floor	3.8x3.8 M	Wood	
Bathroom	Basement	1.77x3.65 M	Ceramic tiles	
Bedroom	Basement	3.43x3.22 M	Floating floor	
Family room	Basement	5.12x5.2 M	Floating floor	

## Caractéristiques

Système de chauffage Air circulation , Electric baseboard units

Cheminée-Poêle Wood fireplace

Équipements / services Ventilation system , Electric garage door

Approvisionnement en eau Municipality

Système d'égout Municipal sewer

Toiture Asphalt shingles

Zonage Residential

Sous-sol	6 feet and over , Finished basement
Allée	Asphalt , Double width or more
Aménagement paysager	Fenced , Land / Yard lined with hedges , Landscape
Armoire	Other , Maple
Fondation	Poured concrete
Foyer	Wood fireplace

## INCLUSIONS & EXCLUSIONS

Inclusions	Nothing
Exclusions	Everything

