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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

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|---|---|
| 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 | 3.3x30.5 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 |

MARIO CONTE
REAL ESTATE BROKER