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Delivering the Impossible
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Montréal (Rivière-des-Prairies/Pointe-aux-Trembles)-12281, Rue Maurice-Séguin

$1,138,000



12281, Rue Maurice-Séguin, Montréal (Rivière-des-Prairies/Pointe-aux-Trembles), H1C2K3

ULS : 23349233

VISITE DE LA PROPRIÉTÉ

Stunning detached cottage located in a peaceful and sought-after area of Rivière-des-Prairies! Built in 2006, this property offers 3 bedrooms upstairs, including a master bedroom with a walk-in closet and ensuite bathroom, bright living spaces, 9 feet ceilings on main ,an oversized functional kitchen, and a fully finished basement with a family room and multipurpose room or gues bedroom. A beautiful immaculately landscaped backyard with an in-ground heated pool is perfect for enjoying the summer! Double garage. Prime location close to schools, parks, shops, public transportation, and major highways. A must-see!

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	4
Salle de bain en vedette	3
Salle d'eau en vedette	1
Garage en vedette	3
Piscine Vedette	Other , Chlorine , Heated , Inground

Financiers

Évaluation municipale	
Évaluation du terrain	$329,700.00
Évaluation du bâtiment	$630,300.00
Évaluation municipale	$960,000.00
Taxes	
Municipale	$6,223.00
École	$673.00
Total	$6,896.00

ADDENDA

Stunning Detached Cottage with Double Garage and Inground Pool -- Sought-After Area of Rivière-des-Prairies
Discover this magnificent detached cottage, built in 2006 and meticulously maintained, located in a peaceful and desirable area of Rivière-des-Prairies. Offering generous living spaces, 3 bedrooms upstairs, a double garage, and a superb backyard with an inground pool, this property has it all!
A Spacious and Inviting Interior
From the moment you enter, you'll be charmed by the bright spaces and functional layout of the main floor boasting it`s 9 foot ceilings. The spacious living room, inviting dining room, and kitchen with ample storage and generous counter space create an ideal environment for everyday living and entertaining. A powder room with laundry facilities completes this level.
Upstairs, you'll find 3 good-sized bedrooms, including a spacious master bedroom with a walk-in closet and ensuite bathroom. A second full bathroom serves the other bedrooms.
The fully finished basement offers even more space with a large family room and a multipurpose room that can be configured to suit your needs: a gym, home office, or recreation area.
A backyard designed for enjoying summer
A true oasis of tranquility, the beautifully landscaped backyard invites you to fully enjoy sunny days. With its in-ground pool, relaxation areas, outdoor dining space, and ample room for a play area or garden, it provides the perfect setting for entertaining family and friends.
An ideal location close to all amenities
Located in a peaceful, family-friendly neighborhood, this property boasts a strategic location near numerous conveniences:
Rivière-des-Prairies commuter train station and public transportation
Quick access to Highways 40, 440, and 25
Grocery stores, pharmacies, restaurants, bakeries, and essential services
East Hill and Simone-Desjardins elementary schools, daycare centers, and Cégep Marie-Victorin
Parks, Gouin Boulevard bike paths, and sports and recreational facilities
A property offering the perfect balance of comfort, space, and quality of life in one of Rivière-des-Prairies' most sought-after areas.
A great opportunity not to be missed! Schedule your visit today.
NB please note pool is sold with no legal warranty of quality .

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential

Taille	
Année de construction	2006
Number of Rooms	15
Revêtement	Brick
Toiture	Asphalt shingles
Garage	Heated , Double width or more , Fitted
Salle de bain / salle d'eau	Adjoining to the master bedroom , Separate shower

Caractéristiques du terrain et extérieur

Dimensions du terrain	16.76 ft x 92.23 ft
Superficie du terrain	5,070 SF
Stat. (total)	Outdoor , 2 , Garage , 2
Piscine	Other , Chlorine , Heated , Inground
Proximité	Highway , Daycare centre , Golf , 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	11.4x17.7 ft	Wood	
Dining room	1st level/Ground floor	13.11x11 ft	Wood	
Dinette	1st level/Ground floor	13.11x9.8 ft	Ceramic tiles	
Kitchen	1st level/Ground floor	12.4x11.7 ft	Ceramic tiles	
Washroom	1st level/Ground floor	7.7x5.7 ft	Ceramic tiles	
Laundry room	1st level/Ground floor	10.8x6.5 ft	Ceramic tiles	
Master bedroom	2nd floor	19.8x13.7 ft	Wood	Reading area
Bathroom	2nd floor	11.4x12.6 ft	Other	Shower and bath
Walk-in	2nd floor	11.10x6 ft	Wood	

Bedroom	2nd floor	10.4x11.4 ft	Wood	
Bedroom	2nd floor	12.4x13.4 ft	Wood	
Bathroom	2nd floor	4.7x11.4 ft	Ceramic tiles	
Family room	Basement	34.5x20.8 ft	Floating floor	
Bathroom	Basement	4.7x8.4 ft	Ceramic tiles	
Mecanical room	Basement	12.2x3 ft	Concrete	

Caractéristiques

Système de chauffage	Air circulation
Énergie de chauffage	Electricity
Équipements / services	Central vacuum cleaner system installation , 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
Aménagement paysager	Fenced , Landscape
Armoire	Wood
Fondation	Poured concrete

INCLUSIONS & EXCLUSIONS

Inclusions	All light fixtures, blinds, curtains and rods, dishwasher, 2 electric garage door openers, 1 water heater, all pool accessories. All donated (as is).

MARIO CONTE
REAL ESTATE BROKER