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Centris® No. 21682136 (Active)



\$1,395,000

**92 Ch. de l'Anse
 Rigaud
 J0P 1P0**

Region Montérégie
Neighbourhood Rigaud
Near Mtee Lavigne
Body of Water Lac des Deux Montagnes

Property Type	Bungalow	Year Built	1959
Building Type	Detached	Expected Delivery Date	
Intergenerational	Yes	Seasonal	
Building Size	74 X 30 ft irr	Reposess./Judicial auth.	No
Living Area	2,650 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2011)
Lot Size	26 X 778 ft irr	File Number	
Lot Area	69,253 sqft	Occupancy	90 days PP/PR Accepted
Cadastre	3609996 Quebec	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2017	Municipal	\$7,210 (2017)	Common Exp.	
Lot	\$232,100	School	\$1,409 (2017)	Electricity	
Building	\$576,000	Infrastructure		Oil	
		Water		Gas	
Total	\$808,100	Total	\$8,619	Total	

Room(s) and Additional Space(s)					
No. of Rooms	10	No. of Bedrooms	2+2	No. of Bathrooms and Powder Rooms	3+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Entrance	11.8 X 5.5 ft	Ceramic	Covered Porch	
GF	Great Room/open concept	29 X 27 ft	Wood	Fireplace-Stove. Panoramic Views!	
GF	Kitchen	19.8 X 18.5 ft	Ceramic	New "CHEFS" kitchen	
GF	Den	14 X 11.4 ft	Wood	Bay window..Views!	
GF	Side entrance	11.8 X 7.9 ft	Ceramic	closets/storage	
GF	Master bedroom	24.10 X 15.4 ft irr	Wood	Waterviews, Deck with Hot Tub	
GF	Bathroom	15.2 X 6.3 ft	Ceramic	heated flrs, dbl sinks	
GF	Bedroom	13.9 X 13.7 ft	Wood	Water views	
GF	Bathroom	6.2 X 6.9 ft	Ceramic		
BA1	Family room	23 X 14.3 ft	Carpet	Fireplace-Stove. possible intergeneration	
BA1	Bedroom	24 X 13 ft	Laminate floor	possible intergeneration	
BA1	Bedroom	18.8 X 13 ft	Laminate floor	possible intergeneration	

BA1	Kitchen	6 X 5.4 ft	Ceramic	equipped
BA1	Laundry room	21 X 8 ft	Concrete	sink, folding table
BA1	Bathroom	12 X 6.6 ft	Ceramic	renovated
Additional Space			Size	
Garage			26 X 24 ft	
Studio over garage			24.9 X 22.10 ft	
Heated/AC Gym			17 X 12.2 ft	
Patio			26 X 21 ft	

Room(s) and Additional Space(s) - Intergenerational

No. of Rooms	5	No. of Bedrooms	0+2	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
BA1	Living room	23 X 14.3 ft	Carpet	Fireplace-Stove.	
BA1	Bedroom	24 X 13 ft	Laminate floor		
BA1	Bedroom	18.8 X 13 ft	Laminate floor		
BA1	Bathroom	12 X 6.6 ft	Ceramic		
BA1	Kitchen	6 X 5.4 ft	Ceramic		

Features

Sewage System	Disposal field, Septic tank	Rented Equip. (monthly)	Propane tank (\$137)
Water Supply	Municipality	Renovations	Kitchen - 2016 (\$1)
Foundation	Poured concrete	Pool	Heated, Inground
Roofing	Asphalt shingles	Parking	Driveway (15), Garage (2)
Siding	Stone, Maibec	Driveway	Double width or more, Unpaved
Windows		Garage	Detached, Double width or more, Heated, with Studio office
Window Type		Carport	
Energy/Heating	Electricity	Lot	Fenced, Landscaped
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	Cul-de-sac, No rear neighbours
Bathroom	Ensuite bathroom	Water (access)	Access, Waterfront, Navigable
Washer/Dryer (installation)		View	Panoramic, View of the water, Sunsets
Fireplace-Stove	Gas fireplace, Gas stove	Proximity	Alpine skiing, Bicycle path, Commuter train, Cross-country skiing, Golf, Highway, Park
Kitchen Cabinets	Wood	Building's Distinctive Features	Intergenerational - Basement
Equipment/Services	Mobility impaired accessible, Water softener, Central air conditioning, Central vacuum cleaner system installation, Electric garage door opener, Alarm system, Central heat pump	Energy efficiency	

Inclusions

GE Monogram appliances: Fridge/freezer, 2 fridge drawers, gas range, double ovens, Microwave/convection "Speed"oven, warming drawer, wine cellar, dishwasher. Extractor hood, Central Vac, garage openers, fridge, stove, dishwasher & microwave vent in 2nd kit.generator & reservoir, hot tub, pool acc.

Exclusions

Pool robot and dock.

Broker - Remarks

Remarkable Waterfront Bungalow on 70,000sf in an enchanting location! Absolute turn-key property. Det. garage with loft above, separate gym/studio, pool, hot tub, fire pit, amazing decks, Glorious sunsets, heated inground pool, exceptional 180° view of waterfront. Renovated with taste and style. Convenient location close to many local facilities.

Addendum

Welcome to 92 chemin de l'Anse

A few minutes off the highway and you have found your waterfront paradise! No expense spared in the planning and renovation of this custom bungalow. Nearly 70,000 sf of land and approx 5000 sf of living space on two levels.

Living & dining areas are "Great Room" style offering unobstructed and panoramic views of the lake. Stunning hanging gas fireplace " Montigo" and sophisticated lighting throughout set the mood.

Beautiful natural hickory hand-scraped hardwood floors throughout. Heated floors in vestibules, kitchen and master bath. All principal rooms have stunning water views!

2015-16 Major renovations include an extension and complete re-model of the kitchen. Custom stained walnut cabinets, quartz counters on prep island and breakfast bar. Quartz backsplash and top of the line GE Monogram appliances.

The master bedroom has many built-ins, decorative "tray" ceiling, sitting area, new 15 ft patio doors leading to a private 15x9 deck with integrated hot tub overlooking the lake.

Downstairs: Currently used as an in-law suite consists of 2 large bedrooms, a living/family room with gas fireplace, small equipped kitchen and bathroom. There is also plenty of storage and large laundry room. Furnace room & fireproof safe. All new basement windows.

Extensive exterior stonework including all new window wells, stone facade and walkways, fire pit, IPE (Brazilian hardwood) decks and covered porches.

The large 2 car detached garage also has an separate upstairs 4 season loft/ office (there is roughed-in plumbing for a bathroom). As well there is another outbuilding beside the boat launch area which is 4 season and serves as a gym or studio.

Electrical energy cost run apx. \$5000 per year. There is a generator with its own propane tank as well as a rental propane tank for the fireplaces and kitchen stove. GE Smart Water system (softener & filter)

SUNSETS!

Sale with legal warranty**Seller's Declaration**

Yes SD-68076

Source

IMMEUBLES DEAKIN REALTY, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises.



Frontage



Waterfront



Overall view



Back facade



Garden



Living room



Kitchen



Kitchen



Kitchen



Den



Master bedroom



Master bedroom



Bathroom



Bedroom



Bathroom



Hall



Bedroom



Bathroom



Intergenerational



Kitchen



Office



Exercise room



Water view



Pool