

Centris® No. 24482119 (Active)



\$699,900

1996 Rue de Picardie
Vaudreuil-Dorion
J7V 8P7

Region Montérégie
Neighbourhood Vaudreuil East
Near Perodeau
Body of Water Lac des Deux Montagnes

Property Type	Two or more storey	Year Built	1995
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	48 X 45.3 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2006)
Lot Size	157 X 123.5 ft irr	File Number	
Lot Area	14,810 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	1676384	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2017	Municipal	\$4,511 (2017)	Common Exp.	
Lot	\$137,600	School	\$1,477 (2017)	Electricity	
Building	\$434,000	Infrastructure		Oil	
		Water		Gas	
Total	\$571,600	Total	\$5,988	Total	

Room(s) and Additional Space(s)					
No. of Rooms	8	No. of Bedrooms	3+1	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	15 X 13 ft	Wood		
GF	Family room	14.6 X 13.6 ft	Wood	Fireplace-Stove.	
GF	Kitchen	11 X 10.6 ft	Ceramic		
GF	Dinette	11 X 10.6 ft	Ceramic		
GF	Dining room	13 X 13 ft	Wood		
GF	Powder room	5.6 X 5 ft	Ceramic	+ laundry	
2	Master bedroom	15 X 11.6 ft	Wood		
2	Bedroom	12 X 10.6 ft	Carpet		
2	Bedroom	12.6 X 11 ft	Carpet		
2	Bathroom	11 X 10.6 ft	Ceramic		
BA1	Bedroom	12.6 X 11 ft	Laminate floor	or office	
BA1	Playroom	18.6 X 15 ft	Laminate floor		

BA1	Family room	13 X 12.6 ft	Laminate floor
BA1	Bathroom	6.6 X 5.6 ft	Ceramic
Additional Space			Size
Garage			20 X 19 ft

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	Kitchen - 2017 (\$1), Roof covering - 2009 (\$1), Bathroom - 2017 (\$1)
Foundation	Poured concrete	Pool	Inground
Roofing	Asphalt shingles	Parking	Driveway (6), Garage (2)
Siding	Brick, Vinyl	Driveway	Asphalt, Double width or more
Windows		Garage	Attached, Built-in, Double width or more
Window Type	Casement	Carport	
Energy/Heating	Electricity	Lot	Bordered by hedges, Fenced, Landscaped
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement, Outdoor entrance	Distinctive Features	No rear neighbours
Bathroom	Separate shower	Water (access)	Access (Lake)
Washer/Dryer (installation)	Powder room (1st level/Ground floor)	View	View of the water
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
Kitchen Cabinets	Wood	Building's Distinctive Features	
Equipment/Services	Central vacuum cleaner system installation, Electric garage door opener, Alarm system, Central heat pump	Energy efficiency	

Inclusions

Curtains, dishwasher, light fixtures, pool accessories, central vac, garage remote, alarm system

Exclusions

Home theatre system & appliances

Broker - Remarks

Welcome to 1996 Picardie in "Wildwood"-VAUDREUIL-DORION - One of the area's best kept secrets, this waterfront community of custom built homes on large treed properties is a gem. Very easy access to Hwy 40 and all the great shopping facilities of Vaudreuil make this location perfect.

Addendum

Welcome to 1996 Picardie in "Wildwood" - VAUDREUIL-DORION

One of the area's best kept secrets, this waterfront community of custom built homes on large treed properties is a gem. Very easy access to Hwy 40 and all the great shopping facilities of Vaudreuil make this location perfect.

Built by the present owner in 1995, pride of ownership is evident in this beautifully maintained and tastefully updated home.

Looking for a fabulous backyard with pool ??? Look no further! Private, well landscaped..an amazing oasis with great outdoor living areas. There is a channel accessing lake of Two Mountains suitable for small craft as well as another access to the lake at the bottom of the street.

Bright and airy main floor with vaulted ceilings in living and dining room. Cheery granite kitchen and dinette with family room adjacent. Large master suite with lovely new bathroom!

Fully developed walk-out basement with cinema room, 4th bedroom, full bath and large playroom (with option for a 2nd FP).

Gorgeous turn-key home in desirable neighbourhood...who will be the lucky one?

Sale with legal warranty

Seller's Declaration

Yes SD-97773

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.



Exterior



Hall



Living room



Living room



Kitchen



Kitchen



Kitchen



Dinette



Dining room



Family room



Powder room



Staircase



Master bedroom



Master bedroom



Bedroom



Bedroom



Bathroom



Basement



Basement



Basement



Basement



Basement



Backyard



Backyard