

Centris® No. 17898870 (Active)



**\$995,000**

**1950 Rue Pérodeau  
 Vaudreuil-Dorion  
 J7V 8P7**

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

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	2003
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	57.1 X 63.7 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>	2,906.25 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2018)
<b>Lot Size</b>	244.5 X 161 ft irr	<b>File Number</b>	
<b>Lot Area</b>	20,020.86 sqft	<b>Occupancy</b>	90 days PP/PR Accepted
<b>Cadastre</b>	2871782	<b>Deed of Sale Signature</b>	90 days PP/PR Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2018	<b>Municipal</b>	\$6,423 (2018)	<b>Common Exp.</b>	
<b>Lot</b>	\$332,600	<b>School</b>	\$1,450 (2018)	<b>Electricity</b>	\$6,044
<b>Building</b>	\$505,400	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$838,000	<b>Total</b>	\$7,873	<b>Total</b>	\$6,044

Room(s) and Additional Space(s)					
No. of Rooms	11	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	20 X 20 ft	Wood	Fireplace-Stove. Water views	
GF	Dining room	14 X 15.8 ft	Wood	Bay window & View of Lake	
GF	Kitchen	12.4 X 15.8 ft	Ceramic	doors to deck/water views	
GF	Office	12 X 13.6 ft	Wood	Many built-ins	
GF	Bathroom	8 X 6.4 ft	Ceramic		
GF	Utility Room	8 X 5.2 ft	Flexible floor coverings	with sink/Possible laundry rom	
GF	Walk-in Pantry	8 X 5.7 ft	Ceramic		
2	Master bedroom	15 X 20 ft	Wood	Water views	
2	Bedroom	19 X 13.4 ft	Wood	water views	
2	Bedroom	12 X 15.8 ft	Wood	water views	
2	Bathroom	13.3 X 12.4 ft	Ceramic		
2	Laundry room	10.4 X 14.2 ft	Ceramic		

BA1	unfinished 5' high	38 X 34 ft irr	Concrete	Dry & good storage
<b>Features</b>				
<b>Sewage System</b>	Municipality		<b>Rented Equip. (monthly)</b>	Propane tank (\$15)
<b>Water Supply</b>	Municipality		<b>Renovations</b>	Kitchen - 2016 (\$1), Fenestration - 2018 (\$1), Roof covering - 2017 (\$1), Bathroom - 2016 (\$1)
<b>Foundation</b>	Poured concrete		<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles		<b>Parking</b>	Driveway (4), Garage (2)
<b>Siding</b>	Brick, Stone		<b>Driveway</b>	Asphalt
<b>Windows</b>			<b>Garage</b>	Attached, Double width or more
<b>Window Type</b>	Casement, Thermos 2018		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity		<b>Lot</b>	Landscaped
<b>Heating System</b>	Forced air		<b>Topography</b>	Flat
<b>Basement</b>	Low (less than 6 feet), Unfinished		<b>Distinctive Features</b>	No rear neighbours
<b>Bathroom</b>			<b>Water (access)</b>	Waterfront (Lake), Navigable
<b>Washer/Dryer (installation)</b>	laundry room (2nd level)		<b>View</b>	Panoramic, View of the water
<b>Fireplace-Stove</b>	Gas fireplace		<b>Proximity</b>	CEGEP, Commuter train, Highway, Public transportation, Costco, regional outlets
<b>Kitchen Cabinets</b>	2016		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Central air conditioning, Air exchange system, Electric garage door opener, Alarm system, Central heat pump		<b>Energy efficiency</b>	

### Inclusions

Stove, fridge in kitchen, dishwasher, stained glass in kitchen window, lake fed watering system with pump, alarm system , electric garage door openers and remotes (2), fan in master bedroom, 5 docks, stand for kayaks, blinds. Stained glass window in kitchen.

### Exclusions

Chandelier above dining room table, hanging light in first floor office, fridge in storage room, curtain and rods in main floor office, curtains and rods in master bedroom. Propane tank is rented.

### Broker - Remarks

The "Wildwood" area of Vaudreuil is one of the best kept secrets for "off-island" living. Located at the first exit off the Ile aux Tourtes Bridge, across from the Chateau Vaudreuil, this small charming lakeside neighbourhood offers a tranquil lifestyle that's minutes from local shopping and services. Don't miss this turn-key waterfront home!

### Addendum

\*\*\*\*\*Welcome to 1950 Perodeau in "Wildwood" Vaudreuil-Dorion. \*\*\*\*\*

"Wildwood" area of Vaudreuil is one of the best kept secrets for "off-island" living. Located at the first exit off the Ile aux Tourtes Bridge, across from the Chateau Vaudreuil, this small charming lakeside neighbourhood offers a tranquil lifestyle but within minutes to major local shopping and services.

This home is a meticulous all stone & brick custom residence built in 2003 by the current owners with interior design by Rebecca Mitchells. Spacious and gracious with 160 feet of waterfront, this 2900 sf home offers beautiful waterfront views from most of the principle rooms.

Some of the special features:

- Ground floor has 9 foot ceilings.
- Stacked stone propane fireplace in livingroom.
- Bay window in dining room overlooks garden and lake.
- Large patio/deck off the kitchen overlooking the waterfront.
- New Kitchen cabinets and quartz counters 2016.
- Beautiful main floor office (2015)with integrated storage.

2 Practical and useful main floor storage/pantry rooms.

Full bathroom on the ground floor refreshed in 2016 with new vanity/ granite counter & under mount sink.

Spectacular Master bedroom with a "real" walk-in closet. Adjoining laundry/sewing/craft room. Oversized main bathroom (refreshed 2017) with plenty of storage, double sinks, corian counters, large separate shower and soaker tub. Toilets, sink and faucets changed.

Two very large other bedrooms upstairs with excellent closet space .

New thermos for windows in 2018 and new roof shingles in 2017

Extensive professional landscaping with stone retaining walls and many perennial gardens with a wide variety of flowers. There is also a lake-fed watering system.

Basement: 5' height only and DRY. Excellent storage. Re-insulated with styrofoam. 2 hot water tanks, EFHA with heatpump and 200 amp entry.

\*\*\*Please note due to municipal regulations, building a swimming pool is not permitted.\*\*\*\*\*

**Sale with legal warranty**

**Seller's Declaration**

Yes SD-08399

**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



Waterfront



Exterior



Exterior



Exterior entrance



Living room



Living room



Living room





Dining room



Dining room



Kitchen



Kitchen



Kitchen



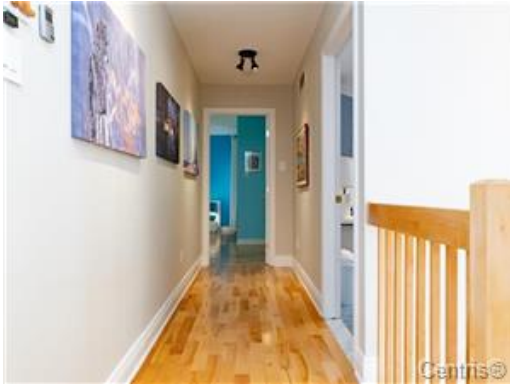
Office



Bathroom



Hall



Hall



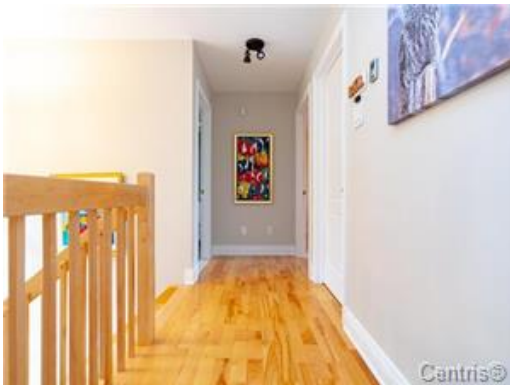
Master bedroom



Master bedroom



Master bedroom



Hall



Bedroom



Bedroom



Bedroom