



Jay Deakin, Certified Real Estate Broker AEO
IMMEUBLES DEAKIN REALTY
 Real Estate Agency
 332, Lakeshore
 Pointe-Claire (QC) H9S 4L7
<http://www.deakinrealty.ca>

514-295-5855 / 514-695-2575
 Fax : 514-695-5690
jay@deakinrealty.ca



Centris No. 11664616 (Active)



\$599,000

**9 Ch. du Domaine
 Rigaud
 J0P 1P0**

Region Montérégie
Neighbourhood Rigaud
Near ch de l'Anse
Body of Water lac des 2 montagnes

Property Type	Two or more storey	Year Built	2000
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	36.6 X 53.6 ft irr	Reposess./Judicial auth.	No
Living Area	1,713 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2011)
Lot Size	98.5 X 183.9 ft	File Number	
Lot Area	18,083.36 sqft	Occupancy	64 days PP/PR Accepted
Cadastre	3610111	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2019	Municipal	\$4,375 (2019)	Common Exp. (\$135/month)	\$1,620
Lot	\$118,300	School	\$575 (2019)	The Hudson Club amenities: Heated 25 metre pool & club house, Multi-sport (tennis, pickle ball, etc) courts, Common grounds maintenance & flowers/decorations, beach, pétanque	
Building	\$303,100	Infrastructure		Electricity	\$3,216
		Water		Oil	
				Gas	
Total	\$421,400	Total	\$4,950	Total	\$4,836

Room(s) and Additional Space(s)					
No. of Rooms	6	No. of Bedrooms	2+1	No. of Bathrooms and Powder Rooms	3+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	15 X 12 ft	Wood	Open plan	
GF	Dining room	12.6 X 11 ft	Wood	waterviews	
GF	Kitchen	11.6 X 11 ft	Wood	waterviews	
GF	Family room	10 X 14.6 ft	Wood	Fireplace-Stove. waterviews	
2	Master bedroom	23 X 15 ft	Wood	waterviews	
2	Bathroom	13.6 X 7 ft	Ceramic	ensuite+walk-in cc	
2	Bedroom	17 X 12 ft	Wood	waterviews + den	
2	Bathroom	6.6 X 5.6 ft	Ceramic	ensuite	

BA1	Den	12 X 11 ft	Ceramic	
BA1	Bedroom	11 X 11 ft	Carpet	
BA1	Workshop	12 X 12 ft	Concrete	+ storage
BA1	Bathroom	11 X 4.6 ft	Ceramic	

Features

Sewage System	Municipality, Septic tank, Municipal	Rented Equip. (monthly)	Propane tank (\$9)
Water Supply	Municipality	Renovations	Roof covering - 2017 (\$1)
Foundation	Poured concrete	Pool	Heated, Inground
Roofing	Asphalt shingles	Parking	Driveway (4), Garage (2)
Siding	Aluminum, Brick	Driveway	Asphalt, Double width or more
Windows		Garage	Built-in, Double width or more
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	Flat
Basement	6 feet and more, Finished basement	Distinctive Features	Cul-de-sac, No rear neighbours
Bathroom	Ensuite bathroom, Separate shower	Water (access)	Access (Lake), Waterfront (Lake), Navigable, lac des 2 montagnes
Washer/Dryer (installation)	master bedroom (2nd level)	View	Panoramic, View of the water, Sunsets
Fireplace-Stove	Gas stove	Proximity	Alpine skiing, Cross-country skiing, Golf, Highway, Park
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central air conditioning, Central vacuum cleaner system installation, Electric garage door opener, Central heat pump	Energy efficiency	

Inclusions

Oven, refrigerator, dishwasher, washer, dryer, blinds, window treatments, propane stove in the den.

Exclusions

Electric fireplace in living room. Propane tank is rented.

Broker - Remarks

Opportunity Knocks! Lovely home with direct waterfront views and access. Incredible sunsets and community amenities: pool, racquet sports, beachfront and more at The Hudson Club! Well maintained home with a great floorplan. Don't miss this gem!

Addendum

***** Welcome to Paradise! *****

9 ch du Domaine at The Hudson Club

One of the best keep secrets in waterfront communities offering :

- *25 meter heated swimming pool with pool house.
- *Beautiful Multi-sport courts: tennis, pickle ball, shuffle board
- *Petanque grounds
- *Waterfront beach area with chairs & tables, kayak & canoe area
- *Friendly, active community in a calm and peaceful environment.
- *Acres of manicured, well maintained grounds.
- *and last but not leastEXCEPTIONAL SUNSETS!

Lovely well proportioned house positioned perfectly on the lot to take full advantage of the views over the grounds and lake.

Main floor:

Open plan LR, DR and Kitchen...filled with light and amazing garden and waterviews. Cozy main floor den with gas FP and access to 2 car garage

Upstairs:

Master suite with Juliette balcony overlooking the water. Private sitting area, ensuite bathroom, walk-in closet and laundry area. 2nd bedroom has its own bathroom and small office nook .

Basement:

Well finished with a sitting room, bedroom and bathroom. Storage and technical room.

Location:

On the western border of Hudson with easy access to Hwy 40 -3 minutes away (exit 17) Convenient local shopping minutes away either in Hudson or Rigaud.

Don't miss this rare opportunity!

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration

Yes SD-00444

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



Exterior entrance



Living room



Living room



Dining room



Dining room



Kitchen



Family room



Master bedroom



Master bedroom



Ensuite bathroom



Balcony



Balcony



Water view



Bedroom



Bedroom



Bedroom



Den



Backyard



Backyard



Backyard



Backyard



Aerial photo



Pool