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Centris No. 18167911 (Active)



\$639,000

**25 Ch. du Hudson Club
 Rigaud
 J0P 1P0**

Region Montérégie
Neighbourhood Rigaud
Near ch. le l'anse
Body of Water Lac des Deux Montagnes

Property Type	House	Year Built	1988
Style	Two or more storey	Expected Delivery Date	
Condominium Type	Divided	Specifications	No
Year of Conversion		Declaration of co-ownership Issued	Yes (1988)
Building Type	Attached corner unit	Special Contribution	
Floor		Meeting Minutes	Yes (2019)
Total Number of Floors		Financial Statements	Yes (2019)
Total Number of Units	8	Building Rules	Yes
Private Portion Size	1 X 1 ft irr	Repossess./Judicial auth.	No
Plan Priv. Portion Area	1,984.86 sqft	Trade possible	
Building Area		Cert. of Loc. (divided part)	Yes (2008)
Lot Size	303.8 X 219.10 ft irr	File Number	
Lot Area	58,984.05 sqft	Occupancy	50 days PP/PR Accepted
Cadastre of Private Portion	3610050	Deed of Sale Signature	45 days PP/PR Accepted
Cadastre of Common Portions	3610148,3610149		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2020	Municipal	\$5,131 (2020)	Condo Fees (\$506/month)	\$6,072
Lot	\$86,600	School	\$630 (2019)	Common Exp. (\$135/month)	\$1,620
Building	\$357,800	Infrastructure		85' Pool (heated), tennis courts, flowers, winter decor, maintenance of common grounds, beach area.	
		Water		Electricity	
				Oil	
				Gas	
Total	\$444,400	Total	\$5,761	Total	\$7,692

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms	1+2	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	18 X 17.4 ft	Wood	Fireplace-Stove. gas FP Waterviews	

GF	Dining room	12.5 X 11.1 ft	Wood	water views/patio drs to deck
GF	Kitchen	14.6 X 10.8 ft	Ceramic	remodelled granit counter
2	Master bedroom	17 X 17.4 ft	Laminate floor	water views hugewalkin closet
2	Den	11.1 X 9.10 ft	Laminate floor	adjoins MBR
2	Bathroom	14 X 10.8 ft	Ceramic	Exceptional! with heated floor
BA1	Bedroom	14.2 X 10.7 ft	special vinyl	
BA1	Bedroom	12.7 X 10.6 ft	special vinyl	California shutters
BA1	Bathroom	12.5 X 10 ft	special vinyl	Renovated & laundry room
BA1	Storage	12.6 X 10.3 ft	special vinyl	

Features

Sewage System	Disposal field, Municipality, Septic tank	Rented Equip. (monthly)	Propane tank (\$1)
Water Supply	Municipality	Renovations	Kitchen - 2010 (\$1), Fenestration - 2012 (\$1), Floor - 2018 (\$1), Roof covering - 2008 (\$1), Bathroom - 2017 (\$1), see addendum - 2018 Heated, Inground, with poolhouse
Siding	Wood, Canexel chimney	Pool	
Windows	PVC, 2012	Cadastre - Parkg (incl. pr	
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Electricity	Parkg (total)	Driveway (3)
Heating System	Electric baseboard units	Driveway	Asphalt
Basement	6 feet and more, Finished basement	Garage	
Bathroom	Ensuite bathroom, Separate shower	Carport	
Washer/Dryer (installation)	Bathroom (Basement 1)	Lot	Landscaped, Waterfront
Fireplace-Stove	Gas fireplace	Topography	
Kitchen Cabinets	refurbished	Distinctive Features	Cul-de-sac, No rear neighbours, Tennis & Petanque courts
Restrictions/Permissions	Short-term rentals not allowed, Animals allowed	Water (access)	Access (Lake), Waterfront (Lake), Navigable, private beach
Equipment/Services	Central vacuum cleaner system installation, Intercom, Alarm system, Wall-mounted heat pump, large awning	View	Panoramic, View of the water, Sunsets!
Building's Distinctive Features		Proximity	Bicycle path, Cross-country skiing, Golf, Highway, Park
Energy efficiency	Energy rating (69)	Roofing	Asphalt shingles, 2008

Inclusions

All window coverings and valances (includes UV blinds and California shutters) , dishwasher, alarm system, hot water tank, central vac, large awning for deck.

Exclusions

Diningroom ceiling fixture

Broker - Remarks

BEST COUNTRY LIVING and near the city at THE HUDSON CLUB with its beautiful 82' heated pool & pavillion , private beach, multi-sport courts & manicured grounds. RENOVATED WEST facing "A" corner unit directly on the WATERFRONT with its WRAP AROUND DECK, GAZEBO...and ... LEGENDARY SUNSETS! Best kept waterfront secret and never flooded!

Addendum

*****WELCOME TO 25 HUDSON CLUB*****

From the moment you drive into the Hudson Club, you know you are somewhere special! Elegant and charming New England style buildings on a spectacular waterfront site.

DETAILS:

A closed entry with ceramic flooring opens up to a stunning living and dining room with a gas fireplace and gorgeous views of the lake. Crown moldings and gleaming floors opens to a bright, sunny and remodelled kitchen, with granite counters, eating bar, lots of cupboards and dinette area with a bay window that overlooks the front gardens.

The upscale Master Suite with its waterfront views occupies the whole third floor. It offers luxury and privacy.. Fall asleep to the sound of the waves on the lake and awake to an amazing view every morning. Enjoy your dream walk-in closet and 2018 spectacular en suite bathroom with a deep soaker tub and shower for two...

The lower level comprises of two bedrooms and their full bathroom. There is a well organized storage room (as well as an extra storage locker) for practical living.

Note: This is the only unit with 3 assigned parking spots and a WATERFRONT GAZEBO to watch those glorious sunsets.

Ammenities:

Beautiful 82 ft heated pool with pool house (available for receptions). 2 Tennis courts, badminton, pickle ball, shuffle board, pétanque court, private beach, proximity to the village of Hudson and Mont Rigaud's outdoor activities. Easy access to HWY 40, apx. 30 minutes to Fairview and commuter train in VAUDREUIL is 20 minutes away.

SIGNIFICANT UPDATES: please refer to the sellers declaration.

Sale with legal warranty

Seller's Declaration

Yes SD-79581

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.