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**Centris No.** 11469846 (Active)



**\$599,000**

**17 Rue d'Anjou (Private Street)**

**Rigaud  
 J0P 1P0**

**Region** Montérégie  
**Neighbourhood** Sainte-Madeleine-de-Rigaud  
**Near** Mtee lavigne/ch l'anse  
**Body of Water** Lac des Deux Montagnes

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1996
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	34.1 X 22.9 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2014)
<b>Lot Size</b>	41.8 X 198.7 ft	<b>File Number</b>	
<b>Lot Area</b>	8,765.05 sqft	<b>Occupancy</b>	94 days PP/PR Accepted
<b>Cadastre</b>	3610128 et 1/2 3610576	<b>Deed of Sale Signature</b>	90 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2020	<b>Municipal</b>	\$3,698 (2020)	<b>Common Exp.</b>	
<b>Lot</b>	\$107,500	<b>School</b>	\$316 (2020)	<b>Electricity</b>	
<b>Building</b>	\$218,300	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
				<b>Electricity:includes heated pool at €</b>	\$3,300
<b>Total</b>	\$325,800	<b>Total</b>	\$4,014	<b>Total</b>	\$3,300

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	5	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Kitchen	14.5 X 12.8 ft irr	Ceramic	Eating bar/lake views	
GF	pool/spa	15 X 7 ft	not applicable	view of lake	
GF	Bathroom	7.5 X 5 ft	Ceramic		
GF	Laundry room	16 X 5 ft	Concrete	+storage & furnace	
2	Living/Dining room	19.1 X 17.7 ft	Wood		
2	Entry	7.6 X 5.5 ft	Wood		
3	Master bedroom	16.5 X 14.8 ft	Wood	Balcony & lake views	
3	Bathroom	12.11 X 15.11 ft	Ceramic	Heated floors	
3	Bedroom	15.1 X 10.4 ft irr	Wood	built-ins	
<b>Additional Space</b>			<b>Size</b>		
Studio "casita"			16 X 10 ft		

## Features

<b>Sewage System</b>	Disposal field, Septic tank	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	Kitchen - 2014 (\$1), Floor - 2014 (\$1), Bathroom - 2014 (\$1)
<b>Foundation</b>	Poured concrete	<b>Pool</b>	Indoor
<b>Roofing</b>	Copper	<b>Parkg (total)</b>	Garage (1)
<b>Siding</b>	Aggregate, Artificial stone, canexel	<b>Driveway</b>	Unpaved
<b>Windows</b>		<b>Garage</b>	Attached, Single width
<b>Window Type</b>		<b>Carpport</b>	
<b>Energy/Heating</b>	Electricity, Geothermal	<b>Lot</b>	Fenced, Landscaped
<b>Heating System</b>	Forced air	<b>Topography</b>	
<b>Basement</b>		<b>Distinctive Features</b>	No rear neighbours
<b>Bathroom</b>	Ensuite bathroom	<b>Water (access)</b>	Access (Lake), Waterfront (Lake), Navigable
<b>Washer/Dryer (installation)</b>	ground floor (1st level/Ground floor)	<b>View</b>	Panoramic, View of the mountain, View of the water
<b>Fireplace-Stove</b>		<b>Proximity</b>	Alpine skiing, Commuter train, Cross-country skiing, Golf, Highway
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Central air conditioning, Central vacuum cleaner system installation, Electric garage door opener, Alarm system, Central heat pump, Dectron for pool	<b>Energy efficiency</b>	

## Inclusions

Light Fixture in the dining room, alarm system, refrigerator, stove, dishwasher. micro-wave, garburator, central vac and wood stove in the "casita".

## Exclusions

Washer, dryer and ceiling fixtures in the master bedroom. bathroom and stairwell.

## Broker - Remarks

YOUR WATERFRONT OASIS AWAITS YOU! Located on a private street off the main road near Hudson , this unique property has it all! Stunning views over Lake of Two Mountains from most rooms with possibility of mooring your boat in your own back yard! Separate 3+ season "Casita", small indoor pool with spa, geothermal heating. Major renos in 2014!

## Addendum

\*\*\*\*\*Welcome to 17 rue d'Anjou, "Costa Rigaud"\*\*\*\*\*

This is a truly a unique and special property with amazing views over the lake. The photos tell most of the story but here are some details:

Major renovations in 2014 include kitchen, bathrooms (all with heated floors), stone accent wall in Living/dining room and new flooring throughout ( wood and ceramic). Exterior and interior doors and some windows changed. Upgraded exterior cladding, carport enclosed. (a complete list of renovations is noted in the sellers declaration).

There is also Geothermal heating with heat pump and a copper roof.

One of the fun features of this house is a small indoor pool with spa ( humidity controlled by a Dectron system) and if that doesn't interest you, it can be easily covered and become more living space.

Another great feature is a separate 3+ season "Casita" which can be used for guests or a studio...a perfect getaway spot with its cozy wood-burning stove and lake views.

The driveway is private (cad 3610576) and shared one undivided half with the neighbour 19 rue d'Anjou. Snow removal cost is \$420 per house.

\*\*\*\*\*Please note: The house was not affected by the 2017 & 2019 high waters

**Sale with legal warranty**

**Seller's Declaration**

Yes SD-32369

**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.