

Centris No. 15966944 (Active)



\$949,000

156 Tsse Maxime
Sainte-Anne-de-Bellevue
H9X 3W7

Region Montréal
Neighbourhood South
Near Senneville Road
Body of Water Lac St-Louis

Property Type House
Style Two or more storey
Condominium Type Divided
Year of Conversion
Building Type Attached corner unit
Floor
Total Number of Floors
Total Number of Units
Private Portion Size
Plan Priv. Portion Area 1,543 sqft
Building Area
Lot Size
Lot Area 5,659 sqft
Cadastre of Private Portion 1990906, 6371207
Cadastre of Common Portions 6371207
Zoning Residential

Year Built 1999
Expected Delivery Date
Specifications
Declaration of co-ownership
Special Contribution
Meeting Minutes
Financial Statements
Building Rules
Repossess./Judicial auth. No
Trade possible
Cert. of Loc. (divided part) Yes (2022)
File Number
Occupancy 2022-11-01
Deed of Sale Signature 2022-11-01

Municipal Assessment

Year 2022
Lot \$252,400
Building \$312,600

Taxes (annual)

Municipal \$5,191 (2022)
School \$553 (2022)
Infrastructure
Water

Expenses/Energy (annual)

Condo Fees (\$537/month) \$6,444
Common Exp.
Electricity
Oil
Gas

Total \$565,000 **Total** \$5,744 **Total** \$6,444

Room(s) and Additional Space(s)

No. of Rooms	8	No. of Bedrooms (above ground + basement)	2+2	No. of Bathrooms and Powder Rooms	2+2
Level	Room	Size	Floor Covering	Additional Information	
GF	Kitchen	15.10 X 12.9 ft	Ceramic		
GF	Dining room	18.4 X 9.4 ft	Wood		
GF	Living room	24.5 X 15.8 ft	Wood		
GF	Veranda	13.8 X 12 ft			
2	Primary bedroom	17.2 X 13.7 ft	Carpet	+ensuite	
2	Bedroom	17.3 X 11.10 ft	Wood	+ensuite	

3	Mezzanine	18 X 16.7 ft	Carpet
GL	Bedroom	13.2 X 10.5 ft	Carpet
GL	Bedroom	12 X 10.8 ft	Carpet
Additional Space	Size	Cadastre/Unit number	Description of Rights
Garage	20.6 X 13 ft		Private portion

Features

Sewage System	Municipality	Rented Equip. (monthly)	Propane tank (\$13)
Water Supply	Municipality	Renovations	
Siding	Brick	Pool	
Windows		Cadastre - Parkg (incl. p	
Window Type	Casement	Cadastre - Parkg (excl. p	
Energy/Heating	Electricity	Parkg (total)	Driveway (2), Garage (1)
Heating System	Forced air	Driveway	Asphalt
Basement	6 feet and more, Finished basement, Outdoor entrance	Garage	Built-in
Bathroom	Ensuite bathroom, Separate shower	Carport	
Washer/Dryer (installation)		Lot	
Fireplace-Stove	Gas fireplace	Topography	
Kitchen Cabinets		Distinctive Features	
Restrictions/Permissions		Water (access)	Access (Lake), Waterfront (Lake), Navigable
Equipment/Services	Elevator(s), Air exchange system, Central vacuum cleaner system installation, Electric garage door opener, Central heat pump	View	Panoramic, View of the water
Building's Distinctive Features		Proximity	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation, University
Energy efficiency		Roofing	Asphalt shingles

Inclusions

Light fixtures (except DNR), blinds, curtains & rods, dishwasher, gas cook top, oven, fridge, central vac & accessories, garage door opener, elevator

Exclusions

Dining room light fixture

Broker - Remarks

Enjoy carefree waterfront living without any of the responsibilities of maintaining the grounds. Privacy with the benefit of a co ownership association to manage the property. This exceptional end-unit Brownstone townhouse, built by Quorum, has spectacular views and sunsets from the living room, the large screened porch, the master suite and the fourth-floor loft.

Addendum

The main floor offers a beautiful gourmet kitchen with "rosewood"-coloured cabinets, large centre island and separate eating bar. This opens to the bright and spacious living & dining room with beautiful wood floors, gas fireplace, cove moldings and picturesque lake views. Step out into the lovely screened-in porch, ideal for dining and relaxing by the lake.

This home was built with a custom elevator from the basement level up to the main floor and also to the bedroom level... ideal for any mobility needs and for ease in day-to-day living!

The lower level is walk-out and has a separate entrance, a second powder room and two more rooms... ideal for home office, bedrooms or guest quarters. This level also includes the garage and lots of storage, including a cedar closet and utility room.

The bedroom floor offers a large master suite with oversized windows (wake up looking out over the lake!), a huge walk-in closet and elegant ensuite bathroom. This level is completed with a second bedroom suite with private bathroom, and a small laundry closet

The top floor loft has patio doors to the large private balcony with more amazing views, and provides a wonderful living space for many needs -- could be a workout room, a yoga studio, a family room, an artist studio...

2 exterior parking spaces.

Access to beautifully maintained common green space, gardens and waterfront access - great for kayaking!

Sale with legal warranty

Seller's Declaration

Yes SD-02104

Financial institution at which buyer undertakes to obtain a loan

HELOC with Toronto Dominion Bank

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



Backyard



Veranda



Balcony



Living room



Dining room



Dining room



Kitchen



Kitchen



Staircase



Hall



Primary bedroom



Primary bedroom



Ensuite bathroom



Bedroom



Ensuite bathroom



Loft



Bedroom



Office



Hall



Garage



Elevator



Backyard



View