

Centris No. 20697964 (Active)



\$599,000

**213 Rue Ste-Anne
 Sainte-Anne-de-Bellevue
 H9X 1N5**

Region Montréal
Neighbourhood South
Near Pacific
Body of Water

| | | | |
|--------------------------|-----------------------|---------------------------------|---------------------------|
| Property Type | One-and-a-half-storey | Year Built | 1962 |
| Building Type | Detached | Expected Delivery Date | |
| Intergenerational | | Seasonal | |
| Building Size | 40 X 26 ft irr | Reposess./Judicial auth. | No |
| Living Area | 1,500 sqft | Trade possible | |
| Building Area | | Cert. of Loc. | Yes (2022) |
| Lot Size | 77.7 X 72.1 ft irr | File Number | |
| Lot Area | 3,983.72 sqft | Occupancy | 30 days PP/PR Accepted |
| Cadastre | 1559561 | Deed of Sale Signature | 30 days PP/PR Accepted |
| Zoning | Residential | | |

| Municipal Assessment | | Taxes (annual) | | Expenses/Energy (annual) | |
|-----------------------------|-----------|-----------------------|----------------|---------------------------------|--|
| Year | 2023 | Municipal | \$3,822 (2022) | Common Exp. | |
| Lot | \$148,000 | School | \$403 (2022) | Electricity | |
| Building | \$442,800 | Infrastructure | | Oil | |
| | | Water | | Gas | |
| Total | \$590,800 | Total | \$4,225 | Total | |

| Room(s) and Additional Space(s) | | | | | |
|----------------------------------------|-----------------|--------------------------------------------------|-----------------------|------------------------------------------|------------|
| No. of Rooms | 7 | No. of Bedrooms (above ground + basement) | 4+0 | No. of Bathrooms and Powder Rooms | 2+0 |
| Level | Room | Size | Floor Covering | Additional Information | |
| GF | Living room | 24 X 10.6 ft | Wood | | |
| GF | Kitchen | 10.6 X 8.6 ft | Linoleum | | |
| GF | Dinette | 10.6 X 13.6 ft | Linoleum | | |
| GF | Primary bedroom | 14.6 X 12 ft | Wood | | |
| GF | Bedroom | 10.6 X 7.6 ft | Parquetry | | |
| 2 | Bedroom | 12 X 12 ft | Wood | | |
| 2 | Bedroom | 12 X 10.6 ft | Wood | | |
| BA1 | Playroom | 13 X 15.6 ft | Carpet | | |
| BA1 | Office | 10 X 9 ft | Carpet | | |
| BA1 | Workshop | 10 X 24 ft | Concrete | | |
| Additional Space | | | Size | | |
| Garage | | | 11 X 25 ft | | |

Features

| | | | |
|------------------------------------|-------------------------------------|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sewage System | Municipality | Rented Equip. (monthly) | Propane tank (\$13) |
| Water Supply | Municipality | Renovations | |
| Foundation | Poured concrete | Pool | |
| Roofing | Asphalt shingles | Parkg (total) | Driveway (1), Garage (1) |
| Siding | Aluminum, Brick | Driveway | Asphalt |
| Windows | | Garage | Built-in, Single width |
| Window Type | | Carport | |
| Energy/Heating | Electricity | Lot | |
| Heating System | Electric baseboard units | Topography | |
| Basement | 6 feet and more, Partially finished | Distinctive Features | |
| Bathroom | | Water (access) | |
| Washer/Dryer (installation) | bedroom (1st level/Ground floor) | View | View of the water |
| Fireplace-Stove | | Proximity | Bicycle path, CEGEP, Commuter train, Daycare centre, High school, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM), University |
| Kitchen Cabinets | | Building's Distinctive Features | |
| Equipment/Services | | Energy efficiency | |
| Restrictions/Permissions | | | |

Inclusions

Kitchen appliances and light fixtures.

Exclusions

Window coverings & mirror on front wall. The propane tank is rented.

Broker - Remarks

Charming 'cape-cod' style home with direct water views in the heart of Ste Anne de Bellevue's village area. Facing a waterfront park and steps to the village boardwalk and many restaurants, cafés and shops. Well maintained by the current owners for the past 20 years, this home offers a versatile layout which will appeal to many buyers -- young families, couples, or those looking to downsize.

Addendum

Large bright living room with views out to community garden, park, and the lake. Combined kitchen and dining area with door to practical back porch/mudroom. Main floor has 2 bedrooms and a full bathroom, making it a wonderful bungalow/condo alternative.

Second floor features an additional 2 bedrooms and second full bathroom. Finished basement with playroom, office workshop, lots of storage space and access to the deep attached garage.

A unique and rare offering - A low maintenance, detached home offering a community lifestyle second to none.

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

Seller's Declaration

Yes SD-10122

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



Aerial photo



Living room



Living room



Living room



Living room



Living room



Dinette



Dinette



Kitchen



Kitchen



Primary bedroom



Primary bedroom



Bedroom



Bathroom



Hall



Bedroom



Bedroom



Bathroom



Playroom



Playroom



Office



Back facade



Backyard