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Centris No. 25290960 (Active)



\$889,000

2560 Crois. Citation Point
Saint-Lazare
J7T 2A1

Region Montérégie
Neighbourhood Saddlebrook
Near Yearling
Body of Water

Property Type	Two or more storey	Year Built	1990
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	48.4 X 39.2 ft irr	Reposess./Judicial auth.	No
Living Area	3,500 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2022)
Lot Size	58.2 X 223.1 ft irr	File Number	
Lot Area	28,672.89 sqft	Occupancy	2022-11-15
Cadastre	3502530	Deed of Sale Signature	2022-11-15
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2022	Municipal	\$4,447 (2022)	Common Exp.	
Lot	\$136,000	School	\$587 (2022)	Electricity	
Building	\$540,200	Infrastructure		Oil	
		Water		Gas	
Total	\$676,200	Total	\$5,034	Total	

Room(s) and Additional Space(s)						
No. of Rooms	9		No. of Bedrooms (above ground + basement)	4+1	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information		
GF	Living room	15.6 X 13 ft	Wood			
GF	Dining room	13 X 14 ft	Wood			
GF	Kitchen	21 X 13 ft	Wood	Fireplace-Stove.		
GF	Family room	18.6 X 15.6 ft	Ceramic			
GF	Solarium/Sunroom	16.4 X 7 ft	terracotta			
2	Primary bedroom	15 X 20.6 ft	Wood	+ ensuite & two walk-ins		
2	Bedroom	13 X 12 ft	Wood			
2	Bedroom	13 X 11.6 ft	Wood			
2	Bedroom	12.6 X 12 ft	Wood			
BA1	Playroom	15 X 21 ft	Laminate floor			
BA1	Playroom	20.6 X 12 ft	Laminate floor			
BA1	Bedroom	15 X 13 ft	Laminate floor			

Features

Sewage System	Septic tank	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Heated, Inground
Roofing	Asphalt shingles	Parkg (total)	Driveway (6), Garage (3)
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	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom, Separate shower	Water (access)	
Washer/Dryer (installation)	laundry closet (1st level/Ground floor)	View	
Fireplace-Stove	Wood fireplace, Wood stove	Proximity	Elementary school, High school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central heat pump	Energy efficiency	
Restrictions/Permissions			

Inclusions

All kitchen appliances as installed, washer, dryer, basement fridge and freezer, pool accessories, all light fixtures & window coverings as installed, pool table.

Exclusions

None

Broker - Remarks

Custom built executive home on a sleepy quiet crescent in desirable Saddlebrook. Enjoy peace and tranquillity on this over-sized lot, set just 250 metres from the small lake and beach at Parc Ivor-McLeod.

Addendum

Main floor features sunken living room with vaulted ceiling and large formal dining area. Bright renovated kitchen with walk-in pantry and large centre island - wide open to cozy family room and solarium. Patio doors to back deck, heated in-ground pool and large private yard.

On the upper level, the primary bedroom is set off to one side of the house and has a large updated ensuite and walk-in. The upper level also features three bedrooms and an updated family/guest bathroom. Children's/guest bedrooms are all generous in size and bright.

Fully finished basement with playroom, family room and office/bedroom. Tons of storage and access to the 3 car garage.

A lovely combination of space and modern amenities in a charming country setting.

Sale with legal warranty

Seller's Declaration

Yes SD-08685

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.