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**Centris No.** 11439480 (Active)



**\$599,000**

**431 Rue Francine**  
**Saint-Joseph-du-Lac**  
**J0N 1M0**

**Region** Laurentides  
**Neighbourhood** South  
**Near**  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	2022
<b>Building Type</b>	Semi-detached	<b>Expected Delivery Date</b>	Seasonal
<b>Intergenerational</b>		<b>Reposess./Judicial auth.</b>	No
<b>Building Size</b>	17 X 38 ft irr	<b>Trade possible</b>	
<b>Living Area</b>	1,482 sqft	<b>Cert. of Loc.</b>	No
<b>Building Area</b>		<b>File Number</b>	
<b>Lot Size</b>	24.6 X 233.5 ft irr	<b>Occupancy</b>	90 days PP/PR
<b>Lot Area</b>	5,737.16 sqft		Accepted
<b>Cadastre</b>	6205088	<b>Deed of Sale Signature</b>	85 days PP/PR
			Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2022	<b>Municipal</b>	\$2,555 (2024)	<b>Common Exp.</b>	
<b>Lot</b>	\$102,200	<b>School</b>	\$385 (2024)	<b>Electricity</b>	\$2,070
<b>Building</b>	\$297,300	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$399,500 (149.94%)	<b>Total</b>	\$2,940	<b>Total</b>	\$2,070

Room(s) and Additional Space(s)					
No. of Rooms	13	No. of Bedrooms (above ground + basement)	3+1	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Entrance	4.6 X 7 ft	Ceramic		
GF	Dining room	12.10 X 13.7 ft	Laminate floor		
GF	Living room	11.5 X 14.9 ft	Laminate floor		
GF	Kitchen	12.8 X 10.8 ft	Laminate floor		
GF	Powder room	5.4 X 10.10 ft	Ceramic		
2	Bedroom	12.1 X 11.5 ft	Laminate floor		
2	Bedroom	8.10 X 12.5 ft	Laminate floor		
2	Bedroom	9.5 X 10.9 ft	Laminate floor		
2	Bathroom	8.10 X 10.11 ft irr	Ceramic		
BA1	Family room	12.5 X 18.9 ft	Laminate floor		
BA1	Bedroom	11.2 X 14.1 ft irr	Laminate floor		
BA1	Storage	5.2 X 16.1 ft irr	Concrete		

BA1	Bathroom Rough-in	12.10 X 5.4 ft	Concrete
<b>Additional Space</b>			<b>Size</b>
Patio			10 X 10 ft

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (4)
<b>Siding</b>		<b>Driveway</b>	Gravel
<b>Windows</b>		<b>Garage</b>	
<b>Window Type</b>	Casement	<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Electric baseboard units	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	No rear neighbours
<b>Bathroom</b>	Separate shower	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Powder room (1st level/Ground floor)	<b>View</b>	
<b>Fireplace-Stove</b>		<b>Proximity</b>	Bicycle path, Daycare centre, Elementary school, Golf, High school, Highway, Park, Réseau Express Métropolitain (REM)
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Air exchange system, Wall-mounted heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

## Inclusions

custom zebra blinds, light features throughout the house, closet shelving in the primary bedroom and the main floor entrance, remote for heat pump, mirrors in upper level bathroom, curtains in main floor living room, hot water tank, remaining new home warranty

## Exclusions

mirror in entrance, appliances: stove, fridge, microwave, dishwasher, washer, dryer

## Remarks

Discover this stunning 4 bedroom, 1 and a half bath semi-detached cottage nestled in a coveted tranquil and newly developed neighbourhood of Saint-Joseph-du-Lac where timeless elegance meets modern sophistication. This meticulously crafted home, curated by an interior designer, offers a blend of luxury and comfort that sets it apart from its neighbours and appeals to those with a discerning eye for quality and style.

## Addendum

Inspired by Scandinavian design, oversized windows and a south-facing orientation illuminate the home with natural light that enhances the spaciousness and warmth of every corner. The main and upper levels boast exquisite herringbone flooring, lending a timeless element to the living spaces. Custom two-tone cabinetry and quartz waterfall countertops grace the gourmet kitchen, complemented by a matching backsplash that seamlessly ties together the sleek aesthetic.

Unwind in style in the comfort of the primary suite, complete with massive walk-in closet that offers ample storage for even the most discerning fashion enthusiast. Three additional bedrooms provide flexibility for guests, home offices or creative pursuits including a bonus space with complete plumbing connections pre-installed for an additional full bathroom.

Outside, the corner lot offers a larger backyard space, perfect for al fresco dining or simply unwinding alone or in the company of friends and family. Additional privacy is afforded by no backyard neighbours and the tranquility of the wooded area.

Nestled in a serene neighborhood, this retreat is a family's sanctuary from the hustle and bustle of city life, while still offering

convenient access to urban amenities and a vibrant city lifestyle. Beyond the luxuries of this beautiful home, enjoy a lifestyle enriched by the vibrant surrounding community and nearby conveniences that include:

proximity to schools and daycares

easy access to highway 640

a 12-min drive to the Deux-Montagnes REM station then 35 min to downtown MTL

nearby apple orchards, wineries incl. the renowned Cidrerie Lacroix and La Bullerie

cabanes a sucre, farming/picking and other agrotourism attractions

hiking, running and walking culture in nearby trails and parks

nearby beaches (Oka)

proximity to golf courses

7 min drive to Super Aqua Club

Perfect for families, this spacious and versatile semi-detached cottage offers ample room to create cherished memories. With family-friendly amenities nearby, including schools and parks, this home is a sanctuary of style and comfort for those seeking the ideal setting to grow and raise their family in a continuously developing area. Schedule your visit today and envision the possibilities for your family in this inviting space.

NB: The certificate of location in the SELLER's possession was drafted in May 2021, before construction of the IMMOVABLE was completed. The SELLER will not be providing a new certificate of location. The BUYER hereby accepts the existing certificate as is. The BUYER reserves the right to order a new certificate at his own expense. Any title insurance required will be at the expense of the BUYER.

Dimensions/measurements are approximate. The BUYER undertakes to do their own verification.

### **Sale with legal warranty of quality**

#### **Seller's Declaration**

Yes SD-40601

#### **Source**

ROYAL LEPAGE VILLAGE, 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.



Other



Dining room



Dining room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Powder room



Living room



Living room



Primary bedroom



Walk-in closet



Bathroom



Bathroom



Bedroom



Bedroom



Basement



Basement



Bedroom



Storage



Backyard



Backyard



Frontage