



Mark Broady, Residential and Commercial Real Estate Broker
ROYAL LEPAGE VILLAGE
 Real Estate Agency
 263-C, boul. St-Jean
 Pointe-Claire (QC) H9R 3J1
<http://www.teambroady.ca>

514-991-3937 / 514-694-2121
 Fax : 514-695-1869
mbroady@royallepage.ca



Centris No. 18451209 (Active)



\$699,000

219 Rue Lanthier
Sainte-Anne-de-Bellevue
H9X 4A5

Region Montréal
Neighbourhood North
Near Perrier
Body of Water

Property Type	Two or more storey	Year Built	1994
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	33 X 46 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area	1,472 sqft	Cert. of Loc.	Yes (2010)
Lot Size	62 X 98 ft	File Number	
Lot Area	6,167 sqft	Occupancy	93 days PP/PR Accepted
Cadastre	1559238	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$5,392 (2023)	Common Exp.	
Lot	\$206,300	School	\$515 (2022)	Electricity	\$3,027
Building	\$591,900	Infrastructure		Oil	
		Water	\$86 (2022)	Gas	
Total	\$798,200 (87.57%)	Total	\$5,993	Total	\$3,027

Room(s) and Additional Space(s)						
No. of Rooms	11		No. of Bedrooms (above ground + basement)	3+1	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information		
GF	Living room	13.8 X 16.3 ft	Laminate floor	Fireplace-Stove. wood fireplace		
GF	Dining room	13 X 20.7 ft	Laminate floor			
GF	Kitchen	12.1 X 11.8 ft	Ceramic			
GF	Dinette	14.5 X 11.8 ft	Ceramic			
GF	Powder room	7.10 X 7.11 ft	Ceramic	washer/dryer		
2	Bedroom	12.6 X 12.11 ft	Laminate floor			
2	Bedroom	11.3 X 15.9 ft	Laminate floor			
2	Bedroom	12.6 X 13 ft	Laminate floor			
2	Bathroom	8.9 X 13 ft	Ceramic	separate shower		
BA1	Playroom	33.6 X 11.2 ft	Carpet			
BA1	Bedroom	13.5 X 15.8 ft	Laminate floor	no window		
Additional Space			Size			

Garage		13.5 X 29.3 ft	
Features			
Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$16)
Water Supply	Municipality	Renovations	
Foundation		Pool	
Roofing	fiberglass shingles	Parkg (total)	Driveway (4), Garage (1)
Siding		Driveway	Paving stone
Windows		Garage	Attached, Heated, Single width
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Separate shower	Water (access)	
Washer/Dryer (installation)	Powder room (1st level/Ground floor)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Highway, Park, Public transportation, Réseau Express Métropolitain (REM), University
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Wall-mounted air conditioning, Central vacuum cleaner system installation, Electric garage door opener, Wall-mounted heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	

Inclusions
all light fixtures & window wood coverings, dishwasher, fridge, stove, kit exhaust hood, washer/dryer, bath mirrors & fixtures, shed, gazebo, hot tub, central vacuum & accessories, keypad lock on front door, garage door opener & remote, wall mounted AC & remote, wood shelf in garage

Exclusions
freezer in garage

Broker - Remarks
Beautifully maintained, bright and spacious 3-bdrm home located in the heart of Sainte-Anne's North. This property features a large, welcoming front entrance and living rm with high, cathedral ceilings, a cozy wood fireplace, and an oversized front window. The kitchen has a dinette area with wide patio doors leading to the back deck. Laundry and pwdr rm on main floor. The 2nd level has 3 bdrms, one of which can double as a home office. The family bthrm has double sinks, a corner shower and separate tub. Fully finished basement with another bdrm or home office space. South-facing backyard is fenced with deck, hot-tub, and shed.

Addendum
Welcome to Sainte-Anne-de-Bellevue North. This home is located within walking distance to Parc Aumais, which features a playground, tennis courts, basketball court, volleyball court, soccer field, and skating rink. It also has a chalet on the premises where adults and children can attend courses, activities and events.

Free taxi service to the train station during rush hour and to several bus stations on the weekends. Proximity to the new REM train station.

The fireplaces are sold without any warranty with respect to their compliance with applicable fire safety regulations and insurance company requirements.

All offers must be accompanied by an up-to-date letter of financial pre-qualification, as well as proof of Canadian citizenship or residency from the BUYER.

Pre- listing building inspection report is available.

New Certificate of Location was ordered. Expected June 15.

The Buyer may choose the notary, but must be agreeable to the Seller.

Sale with legal warranty

Seller's Declaration

Yes SD-17659

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.



Frontage



Interior



Living room



Living room



Interior



Dining room



Dining room



Den



Kitchen



Kitchen



Kitchen



Dinette



Dinette



Dinette



Powder room



Den



Hall



Primary bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Hall



Basement