



Catherine Broady, Residential and Commercial Real Estate Broker
 Catherine Broady Inc.
ROYAL LEPAGE VILLAGE, Real Estate Agency
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Centris No. 9143203 (Active)



\$499,000

227 Rue Champlain
Pincourt
J7W 5E7

Region Montérégie

Neighbourhood

Near

Body of Water

Property Type	Bungalow	Year Built	1963
Building Type	Detached	Expected Delivery Date	Seasonal
Intergenerational		Reposess./Judicial auth.	No
Building Size	32 X 32.8 ft irr	Trade possible	
Living Area		Cert. of Loc.	Yes (2014)
Building Area		File Number	
Lot Size	53 X 95 ft irr	Occupancy	2023-10-20
Lot Area	5,258 sqft	Deed of Sale Signature	2023-10-06
Cadastre	1723127		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$2,758 (2023)	Common Exp.	
Lot	\$102,600	School	\$244 (2023)	Electricity	\$1,178
Building	\$195,100	Infrastructure		Oil	
		Water		Gas	
Total	\$297,700 (167.62%)	Total	\$3,002	Total	\$1,178

Room(s) and Additional Space(s)					
No. of Rooms	10	No. of Bedrooms (above ground + basement)	3+1	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	17 X 11.9 ft	Wood		
GF	Kitchen	10.9 X 11.4 ft	Wood		
GF	Dining room	10.6 X 11.5 ft	Wood		
GF	Bedroom	12.8 X 10.6 ft	Wood		
GF	Bedroom	16.3 X 10.1 ft	Wood		
GF	Bedroom	11.4 X 7.11 ft	Wood		
GF	Bathroom	6.10 X 6.11 ft	Ceramic		
BA1	Playroom	25.4 X 22.4 ft	Flexible floor coverings		
BA1	Office	7.10 X 12.6 ft	Flexible floor coverings	Or bedroom	
BA1	Bathroom	13 X 9.6 ft	Ceramic		

Features	
Sewage System	Municipality
Water Supply	Municipality
Rented Equip. (monthly)	Water heater - 1 (\$18)
Renovations	

Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (2)
Siding		Driveway	Asphalt
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	storage room (Basement 1)	View	
Fireplace-Stove		Proximity	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central air conditioning, Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	

Inclusions

fridge, cooktop and convection oven, rangehood, dishwasher, washer and dryer, reverse osmosis water filtration system, ethanol fireplace, ceiling light fixtures of permanent nature, firepit, outdoor shed.

Exclusions

all window coverings and curtain rods, deep freezer, decorative shelving unit in office, kid's climbing wall, basement wall mounted shelving, all raised garden beds and planters. * some perennials: please inquire with the listing broker for more details

Broker - Remarks

Welcome to 227 Champlain - a turn-key bungalow with a modern open concept. You'll find three bedrooms on the main floor, with tons of natural light and bamboo flooring throughout. Downstairs you'll find a finished basement with an additional office/den and second full bathroom. Located on a quiet street within walking distance to parks, the waterfront, daycares and schools. Don't miss out on your chance to visit!

Addendum

-Visiting schedule is Monday - Thursday 11 am - 7 pm. Offers to be submitted by Friday August 25 at 2 pm and must be left open until Saturday the 26th at 2 pm for a response.

-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.

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

-The sellers will not be producing a new certificate of location. The buyers shall accept the one available from 2014. Should the buyer's notary or bank require a new one it will be at the expense of the buyer. Should title insurance be required it will be at the expense of the buyer.

Sale with legal warranty

Seller's Declaration

Yes SD-28736

Source

ROYAL LEPAGE VILLAGE, Real Estate Agency (Interest: Indirect)

Notice of disclosure

Yes

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



Living room



Living room



Living room



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Dining room



Dining room



Bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Playroom



Playroom



Bedroom



Bathroom



Backyard



Backyard



Frontage

PLANCHER PRINCIPAL Aire Int. 1346 R²



PLAN

Other