



\$1,150,000

**596 Rg St-François
Blainville
J7C 0W7**

Region Laurentides
Neighbourhood East
Near Boul de Chambéry
Body of Water

Property Type	Two or more storey	Year Built	Unknown
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	78 X 30 ft irr	Repossession	
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2007)
Lot Size	203 X 563 ft irr	File Number	
Lot Area	108,894 sqft	Occupancy	90 days PP/PR
Cadastre	2322819	Deed of Sale Signature	Accepted
Zoning	Residential		2017-08-30

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2017	Municipal	\$10,536 (2017)	Common Exp.	
Lot	\$323,700	School	\$1,890 (2017)	Electricity	
Building	\$405,500	Infrastructure		Oil	
		Water		Gas	
Total	\$729,200	Total	\$12,426	Total	

Room(s) and Additional Space(s)					
No. of Rooms	19	No. of Bedrooms	4+0	No. of Bathrooms and Powder Rooms	2+2
Level	Room	Size	Floor Covering	Additional Information	
GF	Hall	17.3 X 6.3 ft irr	Ceramic		
GF	Kitchen	13.2 X 13.4 ft irr	Ceramic		
GF	Dining room	14.9 X 12.7 ft irr	Ceramic		
GF	Family room	18.11 X 13.11 ft irr	Wood	Fireplace-Stove. adjacente à la salle à manger	
GF	Bedroom	14.8 X 10.7 ft	Wood		
GF	Powder room	4.9 X 4.8 ft	Ceramic		
GF	Office	13.5 X 8 ft irr	Ceramic		
GF	salle d'exercice	8.8 X 6.4 ft	Ceramic	salle d'exercice	
2	Master bedroom	21.7 X 17.9 ft irr	Wood		
2	Bedroom	11.10 X 10.4 ft	Wood		
2	Bedroom	10.10 X 10.5 ft	Wood		
2	Bathroom	10.7 X 8.6 ft irr	Ceramic	douche 4,2 x 3,9	
2	Powder room	5 X 3.5 ft	Ceramic	toilette séparée	
2	Bathroom	10.6 X 7.7 ft irr	Ceramic		
2	Laundry room	10.5 X 6.9 ft	Ceramic		
2	Office	12.9 X 11.9 ft	Linoleum	ou chambre	
2	Office	12.9 X 12 ft	Linoleum	ou chambre	
2	waiting room	24.2 X 12.10 ft	Wood	foyer au gaz	
2	Powder room	6.5 X 6 ft	Ceramic	avec douche	

BA1	Storage	10.10 X 10.3 ft	Concrete
Additional Space			Size
Garage			26 X 24 ft irr

Features

Sewage System	Septic tank	Rented Equip. (monthly)	Propane tank (\$110)
Water Supply	Artesian well	Renovations	
Foundation	Poured concrete	Pool	Above-ground
Roofing	Asphalt shingles	Parking	Driveway (6), Garage (2)
Siding	Vinyl	Driveway	
Windows	PVC	Garage	Attached, Double width or more, Heated
Window Type	Casement, French door, Tilt and turn	Carport	
Energy/Heating	Electricity, Propane	Lot	Wooded, Landscaped
Heating System	Convection baseboards, Electric baseboard units, Forced air, Radiant	Topography	
Basement	Outdoor entrance, Partially finished	Distinctive Features	No rear neighbours
Bathroom	Ensuite bathroom, Separate shower	Water (access)	
Washer/Dryer (installation)	Powder room (2nd level)	View	
Fireplace-Stove	Gas stove	Proximity	Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, Golf, Highway, Park, Public transportation
Kitchen Cabinets	Wood	Building's Distinctive Features	
Equipment/Services	Water softener, Fire detector (connected), Air exchange system, Central vacuum cleaner system installation, Electric garage door opener, Alarm system, Central heat pump	Energy efficiency	

Inclusions

Refrigerator, oven, dishwasher, washer/dryer, central vacuum and accessories, alarm system, irrigation system, water softener, gazebo, 2 heat pumps, curtains and blinds, above ground pool inground, pool water heater, garage automatic garage door opener

Exclusions

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Broker - Remarks

Charmante propriété de style architectural Nouvelle-Angleterre possédant des attraits uniques, de nombreuses fenêtres qui vous permettent de vivre dedans-dehors et de profiter d'une vue imprenable sur les jardins. Située sur un superbe terrain de 108 894 p2, cette résidence offre 4 CAC, 2 SDB, 2 s-d'eau. Entrée indépendante pour usage professionnel.

Addendum

Impressive New-England style architecture, this property + 108 894 sf of landscaped with pond and garden with an interior offering a quality finish and a warm ambience, with wood beams, omnipresent windows, and central fireplace (gas).

From the moment you will walk trough it's charming portal of white fences, and beautifully landscaped paved driveway leading us right to this private oasis, you will be conquered!

As soon as we entered this residence, we love this warm country-like decor and the exceptional quality of noble and refined materials including wood paneling, moldings, ceramic floors. The large windows offering spectacular views on the balconies and gardens with french style patio doors to the beautiful gardens makes it unique.

The ceilings with huge wood beams hold our attention, we also find the open living areas including a beautiful kitchen with wood cabinets, quartz countertops and lunch counter sit ins. Its gas stove will delight the most discerning palate.

The living room has a central gas fireplace sitting on a beautiful mosaics stones, this relaxing space is adjacent to the dining room through open air, it brings together several guests in a cozy and very convivial space.

At the end of this splendid residence was built a huge terrace offering stunning views of the gardens and a few steps down , a 'spa'.

A wood staircase lined with a rustic ramp leads to upstairs in this house with imperishable charm . 3 +1 bedrooms, with huge windows overlooking the gardens and front entrance.

Plus it offers an entertaining room in the image of the main house with a beautiful gas fireplace , a powder room. This room was built over a floor heated double door garage.

Additional features: 8 - 10 Parkings in asphalt and pavement.

Near schools, stores, golf courses, hospitals, ski mountain, Montreal airport and Montreal.

Sale with legal warranty

Seller's Declaration

Yes SD-41891

Mortgage Loan

Creditor	Balance	As Of	% Rate	Term	Amort.	Maturity Date	Payment
Banque Laurentienne							

Owner

Lucille Losier (F)
596 St-François, Rg
Blainville J7C 0W7

Yves Belzil (F)
596 St-François, Rg
Blainville J7C 0W7

Representative

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.

Listing Broker(s)

LOUISE MONTGRAIN
Chartered Real Estate Broker
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Compensation to Selling Broker

Sale	2%
Rental	
Extra Comp. Rental (Renewal)	
Date of Contract Signature	2017-08-01
Expiration Date	2018-08-31
Appointment Info	24-hour minimum notice
Name of the person to contact	
Telephone for Appointment	
Info Selling Broker	

Broker's Declaration

Contract-Sale	No
Contract-Rental	84222
Listing on the Internet	Yes
Last Price	\$1,150,000
Previous Price	
Original Price	\$1,150,000



Frontage



Kitchen



Dinette



Dining room



Dining room



Family room



Bedroom



Powder room



Staircase



Passageway



Master bedroom



Ensuite bathroom



Ensuite bathroom



Bedroom



Bedroom



Bathroom



Laundry room



Exterior



Other



Reception area



Reception area



Patio



Pool



Frontage