



**Edmundo Darcourt**, Certified Residential and Commercial Real Estate Broker AEO  
**QUESTLAND IMMOBILIER**  
 Chartered Residential and Commercial Real Estate Broker  
 129, 1er Boulevard  
 Terrasse Vaudreuil (QC) J7V 5S9  
 QUESTLANDIMMOBILIER.CA

514-609-5044  
 Fax : 514-223-3034  
 eddarcourt@yahoo.com

**Centris No.** 22752457 (Active)



**\$428,000**

**123 9e Avenue  
 L'Île-Perrot  
 J7V 8V1**

**Region** Montérégie

**Neighbourhood**

**Near** Boul Perrot

**Body of Water**

<b>Property Type</b>	Bungalow	<b>Year Built</b>	1964
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	10.89 X 9.01 m irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>	94.2 sqm	<b>Cert. of Loc.</b>	Yes (2017)
<b>Lot Size</b>	30.56 X 22.35 m	<b>File Number</b>	
<b>Lot Area</b>	711 sqm	<b>Occupancy</b>	60 days PP/PR Accepted
<b>Cadastre</b>	1576062	<b>Deed of Sale Signature</b>	60 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2020	<b>Municipal</b>	\$2,683 (2020)	<b>Common Exp.</b>	
<b>Lot</b>	\$91,700	<b>School</b>	\$233 (2020)	<b>Electricity</b>	
<b>Building</b>	\$167,500	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$259,200	<b>Total</b>	\$2,916	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>		<b>No. of Bedrooms</b>	2+2	<b>No. of Bathrooms and Powder Rooms</b>	2+0
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
GF	Hall	0.91 X 2.13 m	Ceramic		
GF	Living room	4.27 X 3.91 m	Wood		
GF	Kitchen	2.64 X 3.66 m	Laminate floor		
GF	Dinette	1.83 X 3.66 m	Laminate floor		
GF	Master bedroom	3.12 X 3.61 m	Wood		
GF	Wait room	3.12 X 2.13 m	Wood		
GF	Bedroom	3.89 X 2.9 m	Wood		
GF	Bathroom	2.26 X 2.34 m	Ceramic		
BA1	Family room	5.18 X 4.11 m	Laminate floor		
BA1	Bedroom	2.72 X 3.33 m	Laminate floor		
BA1	Bedroom	2.06 X 3.66 m	Laminate floor		
BA1	Bathroom	3.73 X 2.18 m	Ceramic		

BA1	Storage	1.52 X 3.05 m	Concrete
-----	---------	---------------	----------

## 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>		<b>Parkg (total)</b>	Driveway (4)
<b>Siding</b>		<b>Driveway</b>	
<b>Windows</b>		<b>Garage</b>	
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Forced air, Thermopump	<b>Topography</b>	
<b>Basement</b>	Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	basement (Basement 1)	<b>View</b>	
<b>Fireplace-Stove</b>		<b>Proximity</b>	
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>		<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>			

## Inclusions

Stove

## Exclusions

Pool and equipment, entrance Lamp, dining Room lamp, living room lamp, metal rods on windows, wood table in the terrasse, children games in the backyard, dishwasher.

## Broker - Remarks

Lockbox on door. Easy to show

## Addendum

### ADVANTAGES:

- 10 minutes walk from the L'île-Perrot train station (40 minutes from downtown).
- 3 minutes by car from Highway 20.
- 7 minutes by car from Highway 40.
- 11 minutes by car from the REM rapid train (scheduled for 2022, you will be in the city center in 20 minutes).
- At 2 Kms. from Cégep John Abbott College.
- Lots of beautiful bike paths and nature at its best!

### Renovations:

- Basement completely finished
- New shed
- Large deck
- New walkway and entrance step in cement (front)
- Roof august 2017
- Lots of storage: Extra storage room in basement approx. 7'x 7'
- Nice entrance vestibule with closet 3'11" x 7'08"
- Ask for the Sellers Declaration for more details.
- 2017 certificate of location

### IMPROVEMENTS / RENOVATIONS made in 2018 and 2019:

### GROUND FLOOR:

-Hall: new ceramic.

-Living room: amplification of the opening in the wall going to the kitchen ("open area" style), installation of a wooden post / beam to reinforce said new opening, installation of ceiling lamps.

-Kitchen: installation of ceiling fan, new hood, new counter, new backsplash, new sink, new floor.

-Dining room: ceiling lamp installation.

-Corridor: new floor.

-New bathroom (Mexican style): Bathroom completely redone (shower, ceramic floor, ceramic wall tiles, vanity unit, W.C.).

-Master bedroom: installation of ceiling lamp, installation of ceiling fan, installation of wall lamps, change of closet doors.

-Bedroom 2: installation of the ceiling fan, change of the cabinet doors.

**BASEMENT:**

-Bedroom 4 (paint shop): installation of entrance door and door-closet furnace, installation of electric pump to evacuate the humidity produced by the air conditioning from the house.

- Basement family room: Addition of a door for staircase storage.

GARDEN (back): planting 40 cedars, painting the entire fence.

**Sale with legal warranty**

**Seller's Declaration**

Yes SD-63461

Away from the Special Intervention Zone (SIZ) - Flooding of 2019

**Source**

QUESTLAND IMMOBILIER, Chartered Residential and Commercial Real Estate Broker

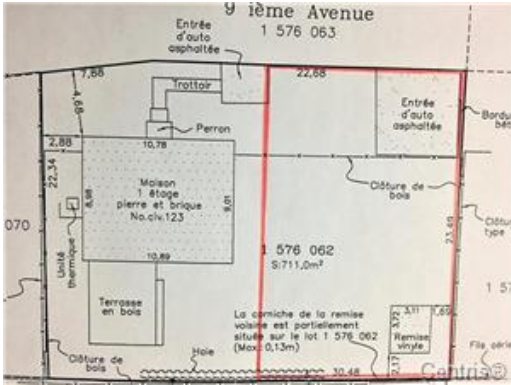
This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises.



Land/Lot



Living room



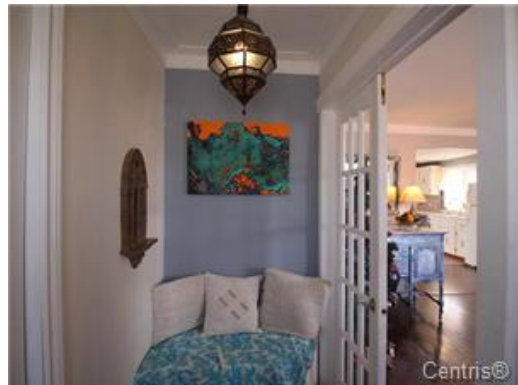
Land/Lot



Frontage



Patio



Hall



Living room



Kitchen



Dinette



Kitchen



Passageway



Bathroom



Bathroom



Master bedroom



Other



Master bedroom



Bedroom



Family room



Basement



Bathroom



Bedroom



Basement



Land/Lot



Land/Lot