



Shapoor Hoghooghi, Residential and Commercial Real Estate Broker
BLVD IMMOBILIER
 Real Estate Agency
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Centris No. 11989128 (Active)



\$2,250/month

134 Rue des Émeraudes
L'Île-Perrot
J7V 9A6

Region Montérégie

Neighbourhood

Near

Body of Water

Property Type	Two or more storey	Year Built	1994
Building Type	Semi-detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	30 X 21 ft	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area	630 sqft	Cert. of Loc.	No
Lot Size	124 X 36 ft	File Number	
Lot Area	4,381 sqft	Occupancy	2023-08-01
Cadastre	1578607	Deed of Sale Signature	
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2022	Municipal	\$3,278 (2022)	Common Exp.	
Lot	\$118,400	School	\$287 (2022)	Electricity	
Building	\$224,200	Infrastructure		Oil	
		Water		Gas	
Total	\$342,600	Total	\$3,565	Total	

Room(s) and Additional Space(s)					
No. of Rooms	14	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	1+2
Level	Room	Size	Floor Covering	Additional Information	
GF	Entrance	4.9 X 5.3 ft			
GF	Living room	12.4 X 17.7 ft	Parquetry	Fireplace-Stove.	
GF	Dining room	12.4 X 12.6 ft	Parquetry		
GF	Kitchen	7.6 X 9.7 ft irr	Linoleum		
GF	Powder room	5 X 7.1 ft	Linoleum		
2	Bedroom	15.11 X 10.11 ft	Parquetry		
2	Bedroom	10.1 X 12.4 ft	Parquetry		
2	Bedroom	10.1 X 9.5 ft	Parquetry		
2	Bathroom	9.5 X 8.6 ft	Ceramic		
BA1	Family room	12.1 X 15.9 ft	Laminate floor		
BA1	Office	11.5 X 9.2 ft	Laminate floor		
BA1	Storage	7.4 X 8.6 ft	Concrete		
BA1	Storage	9.4 X 6.8 ft	Concrete		
BA1	Powder room	5.8 X 3.10 ft	Linoleum		

Additional Space Patio	Size 9.10 X 9.5 ft	
Features		
Sewage System	Municipality	
Water Supply	Municipality	
Foundation	Poured concrete	
Roofing		
Siding		
Windows	PVC	
Window Type	Casement	
Energy/Heating		
Heating System	Electric baseboard units	
Basement	Finished basement	
Bathroom	Separate shower	
Washer/Dryer (installation)	Bathroom (Basement 1)	
Fireplace-Stove	Wood fireplace	
Kitchen Cabinets		
Equipment/Services	Central air conditioning	
Restrictions/Permissions		
	Rented Equip. (monthly)	
	Renovations	
	Pool	
	Parkg (total)	Driveway (4)
	Driveway	Asphalt
	Garage	
	Carport	
	Lot	
	Topography	
	Distinctive Features	
	Water (access)	
	View	
	Proximity	Commuter train, Daycare centre, Elementary school, Highway, Park, Public transportation
	Building's Distinctive Features	
	Energy efficiency	
	Mobility impaired accessible	
Inclusions		
spa, cabano, awnings, dishwasher, curtain rods		
Exclusions		
Hot water, Electricity, Snow Removal, Lawn Care		
Broker - Remarks		
Beautiful 3 bedroom townhouse in central L'Ile Perrot. Quick access to transportation bus & train. Walk to shops schools, restaurants,... This property offers 3 full floors of living space: Main floor: Living room with wood burning fireplace Large dining room with butlers pantry Kitchen Powderroom Large covered deck. Second Floor: 3 good size bedrooms Beautifully renovated bathroom with soaker tub and separate shower Basement: Playroom Powderroom Laundry room Backyard has cabana, hot tub, covered deck and good size green space.		
Addendum		
Beautifully renovated semi detached home in heart of Ile Perrot. Can't beat location, walking distance to schools, stores, daycare, restaurants, ... This property offers 3 bedrooms, 1 family bath, 2 powder rooms, finished basement, private backyard with deck, spa and large Cabano. Over \$70 000 of renovations done by present owner. New kitchen with butler pantry new family bath with separate tub and walk in shower central a/c many windows replaced, new patio door new awning. *Roughing done for central vac. *fenced backyard, *deck *hot tub		
Sale with legal warranty		
Seller's Declaration	No	
Source		
BLVD IMMOBILIER, Real Estate Agency		



Patio



Frontage



Hall



Living room



Living room



Dining room



Kitchen



Kitchen



Kitchen



Powder room



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Bathroom



Family room



Family room



Basement



Basement



Powder room



Patio



Patio