



Residential and Commercial Real Estate Broker

BLVD IMMOBILIER
 Real Estate Agency
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Centris No. 17007627 (Active)



\$550,000

**101 Rue des Crocus
 Vaudreuil-Dorion
 J7V 9T4**

Region Montérégie
Neighbourhood Vaudreuil East
Near
Body of Water

Property Type	Split-level	Year Built	2004
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	36 X 28 ft	Repossess./Judicial auth.	No
Living Area	1,424 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2016)
Lot Size	98 X 60 ft	File Number	
Lot Area	5,956 sqft	Occupancy	2024-08-30
Cadastre	2746156	Deed of Sale Signature	2024-06-30
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$3,094 (2024)	Common Exp.	
Lot	\$188,800	School	\$297 (2023)	Electricity	
Building	\$180,800	Infrastructure		Oil	
		Water		Gas	
Total	\$369,600 (148.81%)	Total	\$3,391	Total	

Room(s) and Additional Space(s)					
No. of Rooms	9	No. of Bedrooms (above ground + basement)	2+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	14.4 X 13.5 ft	Wood		
GF	Dining room	11.9 X 9.10 ft	Wood		
GF	Kitchen	13.6 X 9.9 ft	Ceramic		
2	Primary bedroom	13.11 X 10.6 ft	Wood		
2	Bedroom	10.7 X 9.8 ft	Wood		
2	Bathroom	10 X 7.2 ft	Ceramic		
BA1	Family room	24.5 X 11.4 ft	Laminate floor		
BA1	Bathroom	12.5 X 7.10 ft	Ceramic		
BA1	Storage	6.7 X 5.7 ft	Concrete		
Additional Space			Size		
Patio			7.9 X 7.5 ft		

Features		
Sewage System	Municipality	Rented Equip. (monthly)

Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (3), Garage (2)
Siding		Driveway	Asphalt
Windows	PVC	Garage	Attached, Built-in, Heated
Window Type	Casement, Sliding	Carpport	
Energy/Heating	Electricity	Lot	Fenced
Heating System	Electric baseboard units	Topography	Flat
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Separate shower	Water (access)	
Washer/Dryer (installation)	Bathroom (Basement 1)	View	
Fireplace-Stove		Proximity	
Kitchen Cabinets	Melamine	Building's Distinctive Features	
Property/Unit Amenity		Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Garage door opener, Blinds and Drapes and Rods where installed.

Exclusions

Dishwasher, Fireplace, Fridge, Stove.

Remarks

Nestled on a desirable corner lot, this two-bedroom, two-bath home effortlessly combines modern amenities with open concept living.

Addendum

The main floor, awash with natural light, creates an inviting atmosphere perfect for entertaining or relaxing. Following an extensive series of renovations, the home now features elegant hardwood floors throughout, adding a touch of warmth and luxury. The kitchen, a chef's delight, boasts stunning quartz countertops and a new backsplash, blending functionality with contemporary design. The finished basement offers additional living space, ideal for a variety of uses from a home office to a cozy den. Large garage provides ample storage or workshop space, while the expansive yard, sized for a pool, awaits your outdoor dreams. This home, with its thoughtful upgrades and prime location, presents a unique opportunity for those seeking a blend of comfort and style.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-42335

Source

BLVD IMMOBILIER, 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.