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Mercier
11, Rue des Frênes

Near St-Denis
 # 23442684 - Source : ROYAL LEPAGE MÉRITAS DU SUROÛT, Real Estate Agency



Big and sumptuous cottage on a double lot (12,819 sf) landscaped and lined with hedges. Wonderful backyard with heated and fenced in-ground pool, large shed, gazebo and driveway in paving stone. On the ground floor: spacious kitchen with a huge counter, outstanding large dining room with beautiful brightness, very large boudoir and warm living room with its wood fireplace. On the second floor: 3 very large bedrooms, including the master bedroom with a large walk-in closet and small boudoir. The bathroom adjoining the master bedroom includes a very large ceramic shower. Fully finished basement.

Included

Blinds, curtains, light fixtures. gazebo, pool robot and water heater, alarm system not connected.

Addenda

- Features :
- Land of 12,819 sq. ft.
 - Central heat pump
 - Heated ceramic floors
 - Wood fireplace
 - Bathroom adjoining the master bedroom
 - Fully finished basement
 - Wooden steps and banisters
 - Landscaped and wooded lot, bordered by hedges
 - Inground pool, heated and fenced
- Maintenance and improvements:
- Windows 2015
 - Cabinets 2017
 - Stair railing 2017
 - Pool cover 2021

For sale : 839 995 \$

Category	Residential
Style	Two or more storey
Rooms	15
Bedrooms	3
Bathrooms	2
Powder rooms	1

Building

	1995 (28 years)
Front	32 feet
Depth	24 feet
Area	2434 square feet
Living area	2434 square feet

Lot

Front	36.8 meters
Depth	30.29 meters
Area	12819 square feet

Evaluation (2020)

Building	394 500 \$
Lot	153 200 \$
Total:	547 700 \$

Expenses

	Monthly	Yearly
Municipal Taxes (2022)	351 \$	4 210 \$
School taxes (2022)	39 \$	472 \$
Total:	390 \$	4 682 \$

Features

Basement	Finished basement, 6 feet and over
Bathroom / Washroom	Seperate shower
Cupboard	Thermoplastic
Distinctive features	Wooded lot: hardwood trees
Driveway	Plain paving stone
Equipment available	Central heat pump, Central vacuum cleaner system installation, Electric garage door, Other
Foundation	Poured concrete
Garage	Single width, Heated, Attached
Hearth stove	Wood fireplace
Heating energy	Electricity
Heating system	Air circulation
Landscaping	Land / Yard lined with hedges, Fenced, Landscape
Parking	Garage, 4 Outdoor
Pool	Inground, Heated
Proximity	Hospital, Highway, Public transport, Bicycle path, Golf, High school, Park - green area, Daycare centre, Elementary school
Roofing	Asphalt shingles
Sewage system	Municipal sewer
Siding	Vinyl, Brick
Topography	Flat
Water supply	Municipality
Window type	Crank handle, Sliding
Windows	PVC
Zoning	Residential

Rooms

	Level	Dimensions
Den Floor: Wood	Basement	15'6" x 17'
Living room Floor: Wood	Ground floor	23' x 13'
Kitchen Heating floor Floor: Ceramic tiles	Ground floor	13' x 11'4"
Washroom Heating floor Floor: Ceramic tiles	Ground floor	6' x 5'4"
Primary bedroom Walk-in Floor: Wood	2nd floor	21' x 10'
Bedroom Floor: Wood	2nd floor	11'10" x 11'
Dining room Heating floor Floor: Ceramic tiles	Ground floor	12' x 15'
Bathroom Heating floor Floor: Ceramic tiles	2nd floor	12'6" x 12'
Bedroom Floor: Wood	2nd floor	10'8" x 12'
Home office Floor: Wood	2nd floor	12' x 13'
Den Heating floor Floor: Ceramic tiles	Ground floor	22' x 13'
Storage Floor: Floating floor	Basement	6' x 12' (irregular)
Family room Floor: Floating floor	Basement	21'6" x 31'5"
Hallway Heating floor Floor: Ceramic tiles	Ground floor	10' x 11' (irregular)
Bathroom Floor: Ceramic tiles	Basement	7' x 9'4"