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**Mercier**

**39, Rue Monseigneur-Dorais**

Near Beauchamp

# 26088853 - Source : ROYAL LEPAGE VILLAGE, Real Estate Agency

**Sold**



Magnificent house of superior construction with double garage, located in the most beautiful area of Mercier, close to A-30, hospital, L.P.P. high school. With 5 large bedrooms, including the master bedroom with en-suite bathroom and access to the courtyard. Open plan ground floor with spacious renovated kitchen, charming cafe area, superb separate dining room, large warm living room and a dinette solarium offering a wonderful luminosity. Finished basement with 5th bedroom, 3rd full bathroom and 2nd external access. With its 3 independent entrances, this home offers many possibilities

<b>Category</b>	Residential
<b>Style</b>	Two or more storey
<b>Rooms</b>	16
<b>Bedrooms</b>	5 (1 in basement)
<b>Bathrooms</b>	3
<b>Powder rooms</b>	1

**Building**

	2007 (18 years)
<b>Front</b>	45 feet
<b>Depth</b>	43 feet

**Lot**

<b>Front</b>	60 feet
<b>Depth</b>	148 feet
<b>Area</b>	8942 square feet

**Evaluation (2024)**

<b>Building</b>	360 700 \$
<b>Lot</b>	160 800 \$
<b>Total:</b>	<b>521 500 \$</b>

**Expenses**

	Monthly	Yearly
<b>Municipal Taxes (2024)</b>	362 \$	4 342 \$
<b>School taxes (2024)</b>	38 \$	455 \$
<b>Total:</b>	<b>400 \$</b>	<b>4 797 \$</b>

## Included

Refrigerator; Built-in oven and microwave; Hob and extractor fan; Dishwasher; Lights; Solarium ceiling fan; Blinds; Cellar bar; Cellar corner cupboard; Pellet stove (requires new electric controller); PAX (IKEA) wardrobe system in master bedroom walk-in closet; Pool equipment and accessories; Gazebo; Pavilion with ceiling fan and outdoor wood burning stove (all without legal warranty).

## Excluded

All goods not included in the 'Inclusions' and personal effects.

## Addenda

The room above the garage and/or basement could become an intergenerational suite with its outside entrance. This room already has a full bathroom and the necessary plumbing to install a kitchen and washer/dryer.

Beautiful, intimate backyard, fenced and well-landscaped with paver stones, patio, in-ground saltwater pool, outdoor kitchen, spa, garden shed and more!

The location is ideal, close to A-30, bike paths, elementary school, daycare, nature parks and direct buses to downtown Montreal or Angrignon (within walking distance) and the Châteauguay autopark.

Fireplaces, combustion appliances, stoves and chimneys are sold without warranty as to their compliance with applicable regulations, as well as with the requirements imposed by insurance companies.

## Features

<b>Basement</b>	Finished basement
<b>Bathroom / Washroom</b>	Seperate shower
<b>Distinctive features</b>	Wooded lot: hardwood trees
<b>Driveway</b>	Asphalt
<b>Equipment available</b>	Electric garage door, Ventilation system, Central heat pump
<b>Foundation</b>	Poured concrete
<b>Garage</b>	Double width or more, Heated
<b>Heating energy</b>	Electricity
<b>Heating system</b>	Space heating baseboards, Air circulation
<b>Landscaping</b>	Landscape, Fenced
<b>Parking</b>	2 Garage, 6 Outdoor
<b>Pool</b>	Other, Inground, Heated
<b>Proximity</b>	Highway, High school, Park - green area, Daycare centre, Public transport, Elementary school, Hospital, Cegep, Cross-country skiing, Bicycle path, Golf
<b>Roofing</b>	Asphalt shingles
<b>Sewage system</b>	Municipal sewer
<b>Siding</b>	Other, Stone
<b>Topography</b>	Flat
<b>Water supply</b>	Municipality
<b>Window type</b>	Crank handle
<b>Windows</b>	PVC
<b>Zoning</b>	Residential

<b>Rooms</b>	<b>Level</b>	<b>Dimensions</b>
<b>Bedroom</b> Floor: Floating floor	Basement	13'8" x 10'6"
<b>Bedroom</b> Floor: Wood	2nd floor	19'2" x 11'8"
<b>Bathroom</b> Floor: Ceramic tiles	2nd floor	7' x 7'
<b>Family room</b> Floor: Floating floor	Basement	31'4" x 18'9"
<b>Primary bedroom</b> Floor: Floating floor	2nd floor	28'1" x 21'8"
<b>Bathroom</b> Floor: Ceramic tiles	2nd floor	11'5" x 11'4"
<b>Cellar / Cold room</b> Floor: Concrete	Basement	4'9" x 8'2"
<b>Living room</b> Floor: Wood	Ground floor	16'7" x 13'8"
<b>Dining room</b> Floor: Slate	Ground floor	14' x 11'4"
<b>Washroom</b> Floor: Slate	Ground floor	13'5" x 5'10"
<b>Bedroom</b> Floor: Wood	2nd floor	12'8" x 12'5"
<b>Bathroom</b> Floor: Ceramic tiles	Basement	10'7" x 7'2"
<b>Bedroom</b>	2nd floor	11'5" x 12'6"
<b>Solarium</b> Floor: Floating floor	Ground floor	12'3" x 12'3"
<b>Kitchen</b> Floor: Floating floor	Ground floor	22'10" x 12'2"
<b>Den</b> Floor: Wood	2nd floor	12'9" x 6'1"
<b>Hallway</b> Floor: Slate	Ground floor	15'1" x 6'8"