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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

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

Building	2007 (18 years)
Front	45 feet
Depth	43 feet

Lot	
Front	60 feet
Depth	148 feet
Area	8942 square feet

Evaluation (2024)	
Building	360 700 \$
Lot	160 800 \$
Total:	521 500 \$

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

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

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

Rooms

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







