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L'Original 470, Du Bercail

DNI-1273686870 - Source : RE/MAX CORE Realty Inc., Brokerage

Price reduction



EXECUTIVE HOME LOCATED IN THE PRESTIGIOUS RIVIERA ESTATE FEATURING AN ABOVE AVERAGE QUALITY OF CONSTRUCTION. Great open concept allowing a lot of natural light that makes this home so sunny and homey! Well-designed kitchen with plenty of cabinets & cooking island, triple sided fireplace dividing the dining area and the living room, oversized master bedroom with ensuite & walk-in closet & 3 additional good sized bedrooms. Finished basement with heated flooring offering a recreation room and an office. Your family has hobbies, then wait to see the heated detached garage of 20 X 30 to store all your toys. The backyard is a dream come true for any kids with a lot of space to play and a fun ice rink with heated shack. If you are looking for space, quality and comfortable living, don't look further! P.S. Sellers agree to have the roof singles replaced, at their own expense, for the completion date of the transaction.

Included

Dishwasher, water treatment device, hot water tank, central air, central vac, hot tub

Excluded

Light fixtures in dining room, powder room, master bedroom, staircase hallway (total of 5) will be replaced

Features

Basement	Partially finished
Foundation	Poured concrete
Garage	Attached : + Detached
Heating energy	Natural gas
Heating system	Air circulation : Radiant floors in basement
Roofing	Asphalt shingles
Sewage system	Septic tank : Ecoflo
Siding	Stone : Vinyl
Water supply	Artesian well

For sale : 494 900 \$

Category	Residential
Style	Two or more storey
Rooms	9
Bedrooms	4
Bathrooms	2
Powder rooms	2

Building

	2004 (15 years)
Area	2400 square feet

Lot

Front	147.64 feet
Depth	317.47 feet

Expenses

	Monthly	Yearly
Municipal Taxes (2018)	416 \$	4 994 \$

Rooms

	Level	Dimensions
Living room	1st floor	12'4" x 18'2"
Dining room	1st floor	13' x 12'5"
Kitchen	1st floor	16'7" x 13'6"
Master bedroom	2nd floor	14' x 18'9"
Bedroom	2nd floor	11' x 10'9"
Bedroom	2nd floor	13'8" x 12'5"
Bedroom	2nd floor	9'9" x 11'5"
Family room	Basement	11'6" x 25'
Home office	Basement	10'9" x 9'4"