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**COMPAS IMMOBILIER INC.**

Chartered real estate broker

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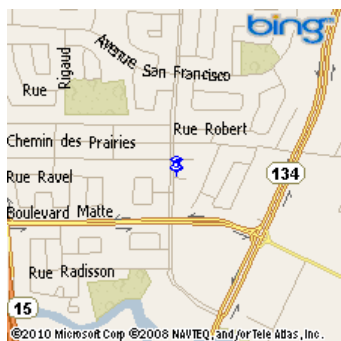
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**MLS® No. 8228912 (Active)**



**\$599,000 + GST/QST**

**1525 Place Rainier  
Brossard  
J4X 2P9**

**Region** Montérégie  
**Neighbourhood** Street names (R)  
**Near** Rivard

**Body of Water**

**Property Type** Two or more storey  
**Building Type** Detached  
**Intergenerational**  
**Building Size**  
**Living Area**  
**Ground Area**  
**Lot Size**  
**Lot Area**

**Québec Cadastre** 1 838 488

**Zoning** Residential

**Year Built** 2009  
**Expected Delivery Date** 2009-11-01  
**Seasonal**  
**Repossession** No  
**Trade possible**  
**Cert. of Loc.** No  
**File Number**  
**Possession Date** 15 days PP/PR  
Accepted  
**Deed of Sale Signature** 10 days PP/PR  
Accepted

**Municipal Assessment**

**Taxes (annual)**

**Expenses/Energy (annual)**

**Year**  
**Lot**  
**Building**

**Municipal**  
**School**  
**Infrastructure**  
**Water**

Not issued  
Not issued  
Not issued  
Not issued  
**Common Exp.**  
**Electricity**  
**Oil**  
**Gas**

**Total** Not issued **Total** Not issued **Total**

**Room(s) and Outdoor Feature(s)**

No. of Rooms	14	No. of Bedrooms	4+1	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	12.4 X 11.3 ft	Wood	12 foot ceilings	
GF	Dining room	12.4 X 12 ft	Wood	12 foot ceilings	
GF	Family room	16.3 X 14.3 ft	Wood	Fireplace-Stove. Gaz Fireplace	
GF	Kitchen	13.6 X 12.10 ft	Tiles		
GF	Laundry room	7.5 X 5.10 ft	Tiles		
GF	Powder room	5.9 X 5.7 ft	Tiles		
2	Master bedroom	15.8 X 12.9 ft	Wood	Walk-in & En Suite	
2	Bedroom	13 X 12.9 ft irr	Wood	Walk-in	
2	Bedroom	12.4 X 11.9 ft	Wood		
2	Bedroom	12 X 11.5 ft	Wood		
BA1	Family room	19 X 12.4 ft	Carpet		
BA1	Playroom	15.5 X 13.9 ft irr	Carpet		
BA1	Bedroom	16.2 X 11.10 ft	Carpet	Walk-in	
BA1	Bathroom	7 X 13 ft	Tiles		

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parking</b>	Driveway (4), Garage (2)
<b>Siding</b>	Aggregate, Brick	<b>Driveway</b>	Double width or more, Unpaved, With outside socket
<b>Windows</b>	Aluminum, PVC, Thermos	<b>Garage</b>	Attached, Double width or more
<b>Window Type</b>	Casement, Sliding	<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Electric baseboard units, Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement, Outdoor entrance, Possibilité bi génération	<b>Distinctive Features</b>	
<b>Bathroom</b>	Ensuite bathroom, Separate shower	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Powder room (1st level/Ground floor)	<b>View</b>	
<b>Fireplace-Stove</b>	Gas fireplace	<b>Proximity</b>	Bicycle path, Elementary school, High school, Highway, Park, Public transportation, Shopping, Restaurants, Costco
<b>Kitchen Cabinets Equipment/Services</b>	Central air conditioning, Fire detector (not connected), Air exchange system, Central vacuum cleaner system installation, Central heat pump		

## Inclusions

Stainless steel kitchen fan, stove, oven, microwave, Thermador refrigerator, Thermador dishwasher, central vacuum cleaner & accessories, alarm system (not connected to a central).

## Exclusions

Propane reservoir to be leased, for the gaz fireplace.

## MLS® Remarks

NOUVEAU PRIX Cette maison neuve vous offre un total de 5 chambres(4 à l'étage), 3.5 sdb, cuisine de rêve avec comptoir en granite & Quartz (inclus électroménagers), lattes de bois au 2 étages, sous-sol complètement aménagé, construction de haute qualité. Possibilité de bi génération ou bureau. Garantie APCHQ 5 ans inclus. Prix \$599,000+ TPS&TVQ

## Addendum

FAITES UNE OFFRE, VENDEUR MOTIVEE!

## Seller's Declaration

Yes

The deeds are in the seller's possession since 2008



Frontage



Kitchen



Family room



Kitchen



Bathroom



Interior



Interior



Powder room