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MLS® No. 8223640 (Active)



\$348,000

505 Av. Ernest-Rochette
La Prairie
J5R 5M6

Region Montérégie
Neighbourhood La Clairière
Near du Maire

Body of Water

Property Type	Two or more storey	Year Built	1993
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	38 X 36 m irr	Repossession	No
Living Area		Trade possible	
Ground Area		Cert. of Loc.	Yes (2005)
Lot Size	52 X 99 m	File Number	
Lot Area	5,167.00 sqft	Possession Date	30 days PP/PR Accepted
Cadastre	2265896	Deed of Sale Signature	25 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2008	Municipal	\$2,365 (2009)	Common Exp.	
Lot	\$40,300	School	\$691 (2008)	Electricity	
Building	\$224,200	Infrastructure	Not issued	Oil	
		Water	Not issued	Gas	
Total	\$264,500	Total	Not issued	Total	

Room(s) and Outdoor Feature(s)					
No. of Rooms		No. of Bedrooms		No. of Bathrooms and Powder Rooms	
		12	3+1	2+1	
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	17 X 13.10 ft irr	Parquetry	Fireplace-Stove. Fireplace	
GF	Dining room	15 X 12 ft irr	Parquetry		
GF	Kitchen	15 X 12.8 ft irr	Ceramic	Dinnet	
GF	Laundry room	8 X 5.6 ft irr	Ceramic		
2	Master bedroom	14.6 X 12.6 ft irr	Parquetry		
2	Bedroom	12.1 X 10.9 ft irr	Parquetry		
2	Bedroom	10.1 X 10.9 ft irr	Parquetry		
2	Mezzanine	8 X 5 ft irr	Parquetry		
BA1	Family room	21 X 22 ft	Parquetry		
BA1	Bedroom	12 X 10.10 ft	Parquetry		
BA1	Bathroom	8 X 8 ft	Ceramic		
GF	Garage	12 X 18 ft	Concrete		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parking	Driveway (4), Garage (1)
Siding	Aluminum, Brick	Driveway	
Windows	Wood	Garage	Attached, Single width
Window Type	Casement	Carport	
Energy/Heating	Electricity	Lot	Bordered by hedges, Fenced
Heating System	Electric baseboard units, Forced air	Topograpy	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	Powder room (1st level/Ground floor)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Elementary school, Golf, High school, Highway, Park, Public transportation, Daycare
Kitchen Cabinets	Wood		
Equipment/Services	Alarm system		

Inclusions

Dishwasher, curtains, blinds, alarm system, all given with no legal warranty

Exclusions

MLS® Remarks

OPEN HOUSE MARCH 14 2pm-4pm Charming 3+1 bedroom home in La Prairie, La Clariere district. Well renovated, in close proximity to Parc La Clariere, public transport, shops, restaurants, LaPrairie Golf Course. A Must SEE!!!! IMMEDIATE OCCUPANCY POSSIBLE!

Seller's Declaration

Yes

The deeds are in the seller's possession since 2007



Frontage



Living room



Other



Living room



Kitchen



Master bedroom



Basement



Other



Street



Living room



Other



Frontage