

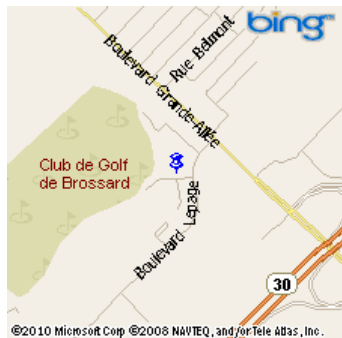


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MLS® No. 8293331 (Active)



\$1,500/month X 12 month(s)

**5775 Rue du Cormoran
 Brossard
 J4Z 0C5**

Region Montérégie
Neighbourhood Street names (C)
Near du Quartier / Cigogne

Body of Water

Property Type	Two or more storey	Year Built	2008
Building Type	Semi-detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Repossession	
Living Area		Trade possible	
Ground Area		Cert. of Loc.	No
Lot Size	7.29 X 30 m irr	File Number	
Lot Area	218.70 sqm	Possession Date	1 days PP/PR Accepted
Québec Cadastre	4066054	Deed of Sale Signature	1 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2010	Municipal	Not issued	Common Exp.	
Lot	\$36,700	School	Not issued	Electricity	
Building	\$164,000	Infrastructure	Not issued	Oil	
		Water	Not issued	Gas	
Total	\$200,700	Total	Not issued	Total	

Room(s) and Outdoor Feature(s)						
No. of Rooms	6		No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information		
GF	Living room	11 X 12 ft irr	Parquetry			
GF	Dining room	11 X 10 ft irr	Parquetry			
GF	Kitchen	8.6 X 8.8 ft irr	Ceramic			
GF	Powder room	6 X 3.6 ft irr	Ceramic			
2	Master bedroom	12 X 11 ft irr	Parquetry	Walk-in		
2	Bedroom	10 X 9 ft irr	Parquetry			
2	Bedroom	10.6 X 9.4 ft irr	Parquetry			
2	Bathroom	10 X 8 ft irr	Ceramic	Separate shower		

Features		
Sewage System	Municipality	Rented Equip. (monthly)
Water Supply	Municipality	Renovations
Foundation	Poured concrete	Pool

Roofing	Asphalt shingles	Parking	Driveway (2)
Siding	Aggregate, Aluminum, Brick	Driveway	With outside socket
Windows	Aluminum, PVC	Garage	
Window Type	Casement, Sliding	Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	
Basement	6 feet and more, Unfinished	Distinctive Features	
Bathroom	Separate shower	Water (access)	
Washer/Dryer (installation)	Laundry room (Basement 1)	View	
Fireplace-Stove		Proximity	
Kitchen Cabinets	Melamine		
Equipment/Services	Air exchange system		

Inclusions

Municipal taxes, school taxes, water tax

Exclusions

Heating, hydro, lawn maintenance, snow removal, cable, telephone

MLS® Remarks

Cottage 3 chambres à coucher semi-detachée à Brossard secteur "C". A proximité de transport en commun, restaurants, écoles, garderie, autoroutes. Aucun animal, NON FUMEUR, vérification de crédit & références obligatoire. OCCUPATION IMMEDIATE

Seller's Declaration

Yes

The deeds are in the seller's possession since 2008