



**Karolina Ciesielska**, Real Estate Broker  
**ROYAL LEPAGE DU QUARTIER**  
 Real Estate Agency  
 6971, ch. Côte-de-Liesse #C  
 St-Laurent (QC) H4T 1Z3  
<http://www.rlpduquartier.com>

514-266-4332 / 514-419-9888  
 Fax : 514-419-7289  
[karolina\\_ciesielska@hotmail.com](mailto:karolina_ciesielska@hotmail.com)



**Centris® No.** 9560088 (Sold Nb. of Days 4)



**\$305,000**

**7130 Rue Messier**  
**Brossard**  
**J4Y 1T3**

**Region** Montérégie  
**Neighbourhood** Street names (M)  
**Near** Mauriac  
**Body of Water**

|                          |                |                                 |                           |
|--------------------------|----------------|---------------------------------|---------------------------|
| <b>Property Type</b>     | Bungalow       | <b>Year Built</b>               | 1972                      |
| <b>Building Type</b>     | Detached       | <b>Expected Delivery Date</b>   |                           |
| <b>Intergenerational</b> |                | <b>Seasonal</b>                 |                           |
| <b>Building Size</b>     | 38 X 24 ft     | <b>Reposess./Judicial auth.</b> | No                        |
| <b>Living Area</b>       | 1,800 sqft     | <b>Trade possible</b>           |                           |
| <b>Building Area</b>     | 926 sqft       | <b>Cert. of Loc.</b>            | Yes (1988)                |
| <b>Lot Size</b>          | 55 X 91 ft irr | <b>File Number</b>              |                           |
| <b>Lot Area</b>          | 5,293 sqft     | <b>Occupancy</b>                | 60 days PP/PR<br>Accepted |
| <b>Cadastre</b>          | 2700731        | <b>Deed of Sale Signature</b>   | 60 days PP/PR<br>Accepted |
| <b>Zoning</b>            | Residential    | <b>Date of Sale</b>             | 2017-04-25                |

| <b>Municipal Assessment</b> |           | <b>Taxes (annual)</b> |                | <b>Expenses/Energy (annual)</b> |  |
|-----------------------------|-----------|-----------------------|----------------|---------------------------------|--|
| <b>Year</b>                 | 2017      | <b>Municipal</b>      | \$1,798 (2017) | <b>Common Exp.</b>              |  |
| <b>Lot</b>                  | \$110,600 | <b>School</b>         | \$524 (2017)   | <b>Electricity</b>              |  |
| <b>Building</b>             | \$137,100 | <b>Infrastructure</b> |                | <b>Oil</b>                      |  |
|                             |           | <b>Water</b>          | \$113 (2016)   | <b>Gas</b>                      |  |
| <b>Total</b>                | \$247,700 | <b>Total</b>          | \$2,435        | <b>Total</b>                    |  |

### Room(s) and Additional Space(s)

| No. of Rooms     | 9              | No. of Bedrooms | 3+0            | No. of Bathrooms and Powder Rooms | 1+1 |
|------------------|----------------|-----------------|----------------|-----------------------------------|-----|
| Level            | Room           | Size            | Floor Covering | Additional Information            |     |
| GF               | Kitchen        | 16 X 11.4 ft    | Ceramic        | p-patio/ solarium                 |     |
| GF               | Living room    | 11.10 X 11.4 ft | Parquetry      |                                   |     |
| GF               | Master bedroom | 14.10 X 11 ft   | Parquetry      |                                   |     |
| GF               | Bedroom        | 12.1 X 9 ft     | Parquetry      |                                   |     |
| GF               | Master bedroom | 9.3 X 8.3 ft    | Parquetry      |                                   |     |
| BA1              | Family room    | 22 X 17.4 ft    | Carpet         | foyer                             |     |
| BA1              | Workshop       | 8.2 X 11 ft     | Linoleum       |                                   |     |
| BA1              | Workshop       | 9.5 X 11 ft     | Concrete       |                                   |     |
| BA1              | Workshop       | 9.5 X 11 ft     | Concrete       | porte-exterieur                   |     |
| Additional Space |                |                 | Size           |                                   |     |
| Solarium         |                |                 | 9.6 X 8 ft     |                                   |     |

## Features

|                                    |                                                       |                                        |                                                                                                                               |
|------------------------------------|-------------------------------------------------------|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <b>Sewage System</b>               | Municipality                                          | <b>Rented Equip. (monthly)</b>         |                                                                                                                               |
| <b>Water Supply</b>                | Municipality                                          | <b>Renovations</b>                     |                                                                                                                               |
| <b>Foundation</b>                  |                                                       | <b>Pool</b>                            | Other                                                                                                                         |
| <b>Roofing</b>                     | Asphalt shingles                                      | <b>Parking</b>                         | Driveway (2)                                                                                                                  |
| <b>Siding</b>                      | Aluminum, Brick                                       | <b>Driveway</b>                        |                                                                                                                               |
| <b>Windows</b>                     | Aluminum                                              | <b>Garage</b>                          |                                                                                                                               |
| <b>Window Type</b>                 | Sliding                                               | <b>Carport</b>                         |                                                                                                                               |
| <b>Energy/Heating</b>              | Electricity                                           | <b>Lot</b>                             | Fenced                                                                                                                        |
| <b>Heating System</b>              | Forced air                                            | <b>Topography</b>                      |                                                                                                                               |
| <b>Basement</b>                    | 6 feet and more, Outdoor entrance, Partially finished | <b>Distinctive Features</b>            |                                                                                                                               |
| <b>Bathroom</b>                    |                                                       | <b>Water (access)</b>                  |                                                                                                                               |
| <b>Washer/Dryer (installation)</b> |                                                       | <b>View</b>                            |                                                                                                                               |
| <b>Fireplace-Stove</b>             | Wood stove                                            | <b>Proximity</b>                       | Bicycle path, CEGEP, Commuter train, Daycare centre, Golf, High school, Highway, Hospital, Metro, Park, Public transportation |
| <b>Kitchen Cabinets</b>            |                                                       | <b>Building's Distinctive Features</b> |                                                                                                                               |
| <b>Equipment/Services</b>          |                                                       | <b>Energy efficiency</b>               |                                                                                                                               |

## Inclusions

lave-vaisselle, piscine semi-creusée avec accessoires

## Exclusions

## Broker - Remarks

Bungalow en brique 1972: coin de rue, détaché, 3 chambres à coucher, s/sol fini avec salle familiale, grand terrain clôturé de 5973 pc. . Plusieurs rénovations effectuées: 2009 fenêtres, toit,piscine, solarium, drive. Pyrite 0 Bonne visite!

## Addendum

Super opportunité d'avoir une maison pour votre famille:

Cuisine : le plancher en ceramique, armoires thermo-plastique blanc, porte patio sortie au solarium.

Le toit 2009

Fenestration 2009 ( \$ 9030 pour fenêtres et toit)

Solarium 2007 ( \$3104)

Piscine semi-creusée 2009 ( \$ 11.685.95)

Étang d'eau pour les poissons

Bonne visite!

## Sale with legal warranty

## Seller's Declaration

Yes SD-07543

## Source

ROYAL LEPAGE TRIOMPHE, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises.