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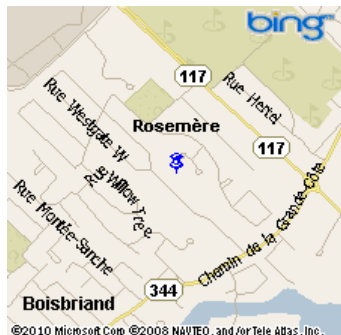
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MLS® No. 8166326 (Active)



\$348,479

**262 Rue Westgate
Rosemère
J7A 2E9**

Region Laurentides

Neighbourhood

Near Grande-Côte

Body of Water

Property Type	Split-level	Year Built	Unknown
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	42 X 40 ft irr	Repossession	No
Living Area		Trade possible	
Ground Area		Cert. of Loc.	Yes (1997)
Lot Size	130 X 177 ft	File Number	
Lot Area	23,036.00 sqft	Possession Date	30 days PP/PR Accepted
Québec Cadastre	3 005 069	Deed of Sale Signature	25 days PP/PR Accepted
Zoning			

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2010	Municipal	\$2,291 (2010)	Common Exp.	
Lot	\$128,300	School	\$687 (2010)	Electricity	
Building	\$190,100	Infrastructure		Oil	
		Water		Gas	
Total	\$318,400	Total	\$2,978	Total	

Room(s) and Outdoor Feature(s)

No. of Rooms	6	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
2	Bedroom	13.3 X 11.6 ft	Laminate floor	Avec balcon	
GF	Living room	21.5 X 13 ft	Carpet	Foyer	
GF	Kitchen	12.5 X 17.6 ft	Ceramic		
GF	Master bedroom	12 X 11.9 ft	Laminate floor		
GF	Office	11.6 X 16.4 ft	Laminate floor		
BA1	Playroom	12.6 X 23.2 ft	Linoleum		
BA1	Storage	9.11 X 18 ft	Concrete		
Outdoor features		Size			
Carport					

Features

Sewage System	Municipality	Rented Equip. (monthly)
Water Supply	Municipality	Renovations

Foundation		Pool	
Roofing		Parking	Driveway (8), Carport (1)
Siding	Brick	Driveway	
Windows		Garage	
Window Type		Carport	
Energy/Heating	Dual energy	Lot	Wooded, Bordered by hedges
Heating System	Forced air	Topograpy	
Basement	Partially finished	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove	Wood fireplace	Proximity	Highway
Kitchen Cabinets			
Equipment/Services	Central heat pump		

Inclusions

Lave vaisselle, fixtures, stores, hotte, système d'alarme

Exclusions

Fixture dans la cac au RDC

MLS® Remarks

Maison pour bricoleur avec un magnifique terrain boisé (23,036 PC) dans une rue sans issue dans le secteur ouest de Rosemère. La cuisine a été rénovée. Cette propriété a besoin de réparations et rénovations (toit, abri d'auto, foyer, escalier...) La valeur est dans son emplacement et son superbe terrain.

Seller's Declaration

Yes SD-3724



Frontage



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Exterior



Living room



Kitchen



Other



Master bedroom