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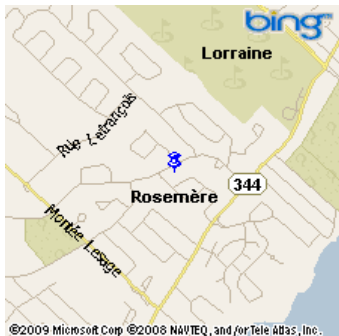
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**MLS® No. 8206439 (Active)**



**\$338,975**

**568 Rue Roland-Durand  
Rosemère  
J7A 4N8**

**Region** Laurentides  
**Neighbourhood**  
**Near** Montée Lesage  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	Unknown
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	53 X 34 ft	<b>Repossession</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Ground Area</b>		<b>Cert. of Loc.</b>	No
<b>Lot Size</b>	75 X 100 ft	<b>File Number</b>	
<b>Lot Area</b>	7,500.00 sqft	<b>Possession Date</b>	90 days PP/PR Accepted
<b>Québec Cadastre</b>	2 779 989	<b>Deed of Sale Signature</b>	85 days PP/PR Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2009	<b>Municipal</b>	\$4,228 (2009)	<b>Common Exp.</b>	
<b>Lot</b>	\$68,300	<b>School</b>	\$940 (2010)	<b>Electricity</b>	
<b>Building</b>	\$299,800	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$368,100	<b>Total</b>	\$5,168	<b>Total</b>	

Room(s) and Outdoor Feature(s)					
No. of Rooms	8	No. of Bedrooms	4+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
2	Master bedroom	20.6 X 12 ft	Wood	Lattes	
2	Bedroom	13.10 X 13.10 ft	Wood	Lattes	
2	Bedroom	14.3 X 11.5 ft	Wood	Lattes	
2	Bedroom	11.7 X 14.5 ft	Wood	Lattes	
2	Family room	18 X 19.3 ft	Wood	Lattes	
GF	Dining room	15 X 10.6 ft			
GF	Living room	16.9 X 22 ft	Wood	Lattes	
GF	Kitchen	14.7 X 20.5 ft			

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality, With water meter	<b>Renovations</b>	
<b>Foundation</b>		<b>Pool</b>	
<b>Roofing</b>		<b>Parking</b>	Driveway (4), Garage (2)
<b>Siding</b>	Aluminum, Brick	<b>Driveway</b>	
<b>Windows</b>		<b>Garage</b>	Double width or more
<b>Window Type</b>		<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>		<b>Distinctive Features</b>	
<b>Bathroom</b>	Ensuite bathroom	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Other (1st level/Ground floor)	<b>View</b>	
<b>Fireplace-Stove</b>		<b>Proximity</b>	Bicycle path, Commuter train, Elementary school, High school, Highway, Park, Public transportation
<b>Kitchen Cabinets</b>			
<b>Equipment/Services</b>	Central vacuum cleaner system installation, Central heat pump		

## Inclusions

Luminaires, stores, rideaux, aspirateur central, lave-vaisselle, four encastré, 2 ouvre-portes de garage électriques (1 non fonctionnel), système d'alarme.

## Exclusions

## MLS® Remarks

Une grande propriété dans un secteur homogène et familial offrant 4 grandes chambres à l'étage plus une salle familiale et deux salles de bain. Au RDC nous retrouvons un salon et salle à manger à aire ouverte et une grande cuisine éclairée. Si vous cherchez de l'espace cette maison vous plaira.

## Addendum

\*\*\* L'année de construction apparente est basée sur les informations de la ville et non pas sur le premier certificat de localisation ou acte de vente.\*\*\*

## Seller's Declaration

No

