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MLS® No. 8213727 (Active)



\$259,235

**370 Rue du Vallon
 Rosemère
 J7A 4J1**

Region Laurentides
Neighbourhood
Near Roland-Durand
Body of Water

Property Type	Split-level	Year Built	1987
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	44 X 32 ft irr	Repossession	No
Living Area		Trade possible	
Ground Area		Cert. of Loc.	Yes (1996)
Lot Size	84 X 100 ft	File Number	
Lot Area	7,507.00 sqft	Possession Date	60 days PP/PR Accepted
Québec Cadastre	2 776 692	Deed of Sale Signature	55 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2010	Municipal	\$1,593 (2010)	Common Exp.	
Lot	\$46,700	School	\$454 (2010)	Electricity	\$2,424
Building	\$157,600	Infrastructure		Oil	
		Water		Gas	
Total	\$204,300	Total	\$2,047	Total	\$2,424

Room(s) and Outdoor Feature(s)					
No. of Rooms	7	No. of Bedrooms	2+1	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
2	Master bedroom	13.7 X 13.3 ft	Wood	Lattes	
2	Bedroom	10.2 X 10.9 ft	Laminate floor		
2	Dining room	14.1 X 7.7 ft	Wood	Lattes	
2	Kitchen	13.5 X 8 ft	Wood	Lattes	
2	Bathroom	10 X 5.5 ft	Ceramic		
GF	Living room	16.8 X 12.2 ft	Wood	Lattes	
BA1	Playroom	27.7 X 12.8 ft irr	Laminate floor		
BA1	Bedroom	14.2 X 9.6 ft	Laminate floor		

Features		
Sewage System	Municipality	Rented Equip. (monthly)
Water Supply	Municipality, With water meter	Renovations
Foundation		Pool Above-ground

Roofing		Parking	Driveway (4), Garage (1)
Siding	Aluminum, Brick	Driveway	Paving stone
Windows		Garage	Single width
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Whirlpool bath	Water (access)	
Washer/Dryer (installation)	Other (Basement 1)	View	
Fireplace-Stove	Wood fireplace	Proximity	Elementary school, Golf, High school, Highway
Kitchen Cabinets	Melamine		
Equipment/Services	Electric garage door opener		

Inclusions

Luminaires, stores, rideaux, lave-vaisselle, piscine et accessoires, aspirateur central et accessoires, ouvre-porte de garage.

Exclusions

Rideaux dans la CCP, Spa, gazebo.

MLS® Remarks

Une excellente valeur pour le prix, sur une rue tranquille, facile d'accès des aut. 15 et 640 et à 5 min du train de banlieu. SS fini, foyer, piscine, garage, baignoire à remous, allée en pavé uni et sans tapis. Cuisine et salle à manger à aire ouverte et bien éclairée. SAL avec un toit cathédrale, venez sentir la bonne énergie dans cette maison.

Addendum

Compte d'Hydro Québec du 05/04/2008 au 14/04/2009 (375 jrs) : 2 424,56\$

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

Seller's Declaration

No



Frontage



Master bedroom



Bedroom



Kitchen



Kitchen



Living room



Living room



Bathroom



Playroom



Bedroom



Backyard



Backyard



Backyard