



Jim Mneymneh, Chartered real estate agent
RE/MAX 2000 JIM
 Chartered real estate broker
 1620, DE L'AVENIR
 LAVAL (QC) H7S 2N4

450-682-0101
 MLS@jimavendu.com
 http://www.jimavendu.com



MLS® No. 8299740 (Active)



\$449,000

138 Rue Bourbonnière
Rosemère
J7A 1W9

Region Laurentides
Neighbourhood
Near Hertel
Body of Water

Property Type	Bungalow	Year Built	Unknown
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	1 X 1 ft	Repossession	No
Living Area		Trade possible	
Ground Area		Cert. of Loc.	No
Lot Size	128 X 145 ft	File Number	
Lot Area	16,594.00 sqft	Possession Date	120 days PP/PR Accepted
Québec Cadastre	3004570	Deed of Sale Signature	110 days PP/PR Accepted
Zoning			

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2010	Municipal	\$2,248 (2010)	Common Exp.	
Lot	\$111,900	School	\$691 (2010)	Electricity	
Building	\$191,900	Infrastructure		Oil	
		Water		Gas	
Total	\$303,800	Total	\$2,939	Total	

Room(s) and Outdoor Feature(s)					
No. of Rooms	11	No. of Bedrooms	4+1	No. of Bathrooms and Powder Rooms	3+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Master bedroom	13.1 X 15.4 ft	Carpet		
GF	Bathroom	8.6 X 7.1 ft	Ceramic	Privée à la CCP	
GF	Bedroom	11.3 X 12.3 ft	Carpet		
GF	Bedroom	11.6 X 13.6 ft	Carpet		
GF	Bedroom	9.9 X 9.9 ft	Carpet		
GF	Bathroom	9 X 7 ft irr	Ceramic		
GF	Living room	20.6 X 15.9 ft	Carpet	Fireplace	
GF	Dining room	12.3 X 16.2 ft	Carpet		
GF	Kitchen	10.4 X 22.4 ft	Linoleum	+ Dinette	
BA1	Playroom	17.9 X 22 ft	Carpet		
BA1	Bedroom	12.7 X 16.2 ft	Carpet		
BA1	Workshop	41 X 25.5 ft irr	Concrete		

Outdoor features	Size	
Garage	20.9 X 26 ft	
Features		
Sewage System	Municipality	Rented Equip. (monthly)
Water Supply	Municipality	Renovations
Foundation		Pool
Roofing		Heated, Inground, Heated on oil
Siding		Parking
Windows		Driveway (8), Garage (2)
Window Type		Driveway
Energy/Heating	Electricity, Heating oil	Asphalt
Heating System	Forced air	Garage
Basement	6 feet and more, Finished basement	Attached, Double width or more
Bathroom	Ensuite bathroom	Carport
Washer/Dryer (installation)	ind (1st level/Ground floor)	Lot
Fireplace-Stove	Wood fireplace	Wooded
Kitchen Cabinets		Topograpy
Equipment/Services	Central heat pump	Distinctive Features
		Water (access)
		View
		Panoramic
		Proximity
		Golf, Highway, Park, Public transportation
Inclusions		
Four, réchaud, lave-vaisselle, plaque chauffante, luminaires, acc de piscine, sys. d'alarme. Le tout sans garantie.		
Exclusions		
Génératrice, tous les effets personnels accrochés sur les murs, Gazebo, luminaires et vitres faits à la main.		
MLS® Remarks		
Un emplacement de premier choix en face du prestigieux golf de Rosemère, sur un grand terrain boisé de 16 594 PC. C'est rare un plain pied de cette grandeur. Quelques rénovations sont faites (fenêtres ±5 ans et toit ±7 ans - pas de factures ni de preuve en main). Ne la manquez pas.		
Addendum		
*** Les poêle et cheminée sont vendus sans garantie quant à leur conformité à la réglementation applicable ainsi qu'aux exigences imposées par les compagnies d'assurances. ***		
*** La présente ne constitue pas une offre ou une promesse de vente pouvant lier le vendeur à l'acheteur, mais une invitation à soumettre des promesses d'achat. ***		
Seller's Declaration	No	



Frontage



Living room



Living room



Living room



Kitchen



Kitchen



Bedroom



Bedroom



Bedroom



Master bedroom



Bathroom



Other



Playroom



Bedroom