

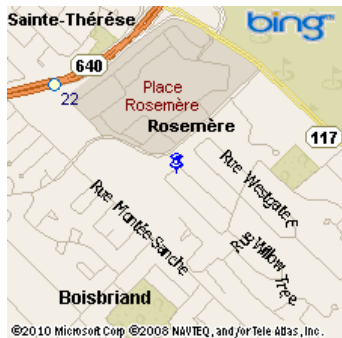


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MLS® No. 8300059 (Active)



\$449,000

345 Rue de l'Obier
Rosemère
J7A 4H6

Region Laurentides
Neighbourhood
Near Northview
Body of Water

Property Type	Two or more storey	Year Built	1986
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	42 X 52 ft irr	Repossession	No
Living Area		Trade possible	
Ground Area		Cert. of Loc.	Yes (1986)
Lot Size	93 X 124 ft	File Number	
Lot Area	12,046.00 sqft	Possession Date	90 days PP/PR Accepted
Québec Cadastre	3005189	Deed of Sale Signature	80 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2010	Municipal	\$2,965 (2010)	Common Exp.	
Lot	\$101,800	School	\$995 (2010)	Electricity	
Building	\$307,300	Infrastructure		Oil	
		Water		Gas	
Total	\$409,100	Total	\$3,960	Total	

Room(s) and Outdoor Feature(s)					
No. of Rooms		No. of Bedrooms		No. of Bathrooms and Powder Rooms	
11		4+1		3+1	
Level	Room	Size	Floor Covering	Additional Information	
2	Master bedroom	20.9 X 14.3 ft	Wood		
2	Bathroom	13.9 X 12.3 ft irr	Ceramic	Bain douche séparés 2 lavabos	
2	Bedroom	11.6 X 14.7 ft	Wood		
2	Bedroom	11.1 X 13.9 ft	Wood		
2	Bedroom	13.9 X 14.5 ft	Wood		
2	Bathroom	11 X 7.9 ft	Ceramic	Bain douche séparés 2 lavabos	
GF	Living room	15.1 X 16.2 ft	Wood	Toit cathédrale	
GF	Dining room	14.5 X 13.9 ft	Wood		
GF	Kitchen	19.2 X 23.2 ft irr	Ceramic		
GF	Family room	16.5 X 19.4 ft	Wood	Fireplace	
BA1	Playroom	48.9 X 13.4 ft irr	Carpet	Raised floor	
BA1	Office	16.4 X 14.2 ft	Concrete		
BA1	Storage	8.2 X 16.5 ft	Ceramic	+Ceader closet	

Outdoor features		Size
Garage		19.6 X 20.9 ft irr
Features		
Sewage System	Municipality	Rented Equip. (monthly)
Water Supply	Municipality	Renovations
Foundation		Pool
Roofing		Parking
Siding	Aggregate, Brick	Driveway
Windows		Garage
Window Type	Casement	Carport
Energy/Heating	Electricity	Lot
Heating System	Forced air	Topograpy
Basement	6 feet and more, Finished basement	Distinctive Features
Bathroom	Ensuite bathroom, Separate shower, Whirlpool bath	Water (access)
Washer/Dryer (installation)		View
Fireplace-Stove	Wood fireplace	Proximity
Kitchen Cabinets	Wood	Highway, Park, Public transportation
Equipment/Services	Central heat pump	
Inclusions		
LUMINAIRES, STORES, PLAQUE CHAUFFANTE, LAVE-VAISSELLE, SYSTÈME D'ALARME, ASPIRATEUR CENTRAL ET ACC., SYSTÈME D'ARROSAGE, 2 OUVRES PORTES DE GAR., LE TOUT SANS GARANTIE.		
Exclusions		
MLS® Remarks		
Maison impeccable du premier propriétaire offrant 4 cac à l'étage et 2 grandes salles de bain. Très bien divisée, pièces spacieuses et un grand terrain de 12 046 PC. Distance à pied de la Place Rosemère. Très grande cuisine et dinette ouverte à la salle familiale. Finalement, vous l'avez trouvée, venez la visiter.		
Addendum		
*** 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. ***		
*** L'année de construction apparente est basée sur les documents de la ville de Rosemère et non pas sur le premier certificat de localisation ou acte de vente. ***		
Seller's Declaration	No	



Frontage



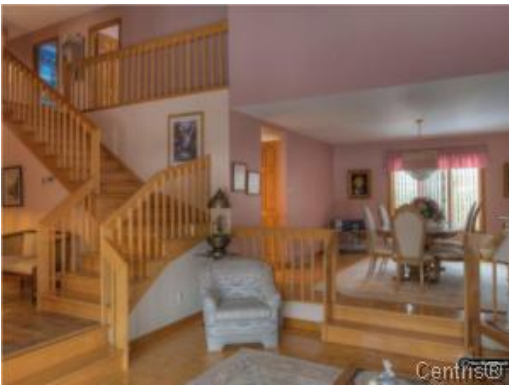
Living room



Living room



Living room



Living room



Family room



Family room



Family room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Dinette



Dinette



Other



Master bedroom



Bathroom



Bedroom



Bedroom



Bedroom



Bathroom



Playroom



Playroom