

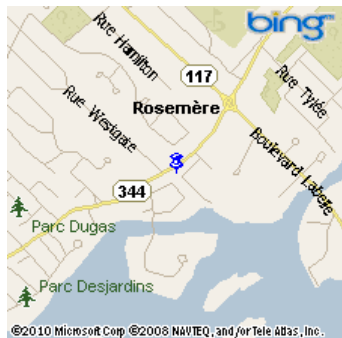


**Jim Mneymneh**, Certified Real Estate Broker  
**RE/MAX 2000 JIM**  
 Real Estate Agency  
 1620, DE L'AVENIR  
 LAVAL (QC) H7S 2N4

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



**MLS® No. 8395156 (Active)**



**\$535,000**

**58 Ch. de la Grande-Côte**  
**Rosemère**  
**J7A 1H2**

**Region** Laurentides  
**Neighbourhood**  
**Near** Bleury  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1989
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	75 X 30 ft irr	<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>	132 X 175 ft irr	<b>File Number</b>	
<b>Lot Area</b>	21,150.00 sqft	<b>Possession Date</b>	1 days PP/PR Accepted
<b>Québec Cadastre</b>	3004978	<b>Deed of Sale Signature</b>	1 days PP/PR Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2010	<b>Municipal</b>	\$3,675 (2010)	<b>Common Exp.</b>	
<b>Lot</b>	\$128,300	<b>School</b>	\$1,148 (2010)	<b>Electricity</b>	
<b>Building</b>	\$381,300	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$509,600	<b>Total</b>	\$4,823	<b>Total</b>	

Room(s) and Outdoor Feature(s)					
No. of Rooms	11	No. of Bedrooms	4+0	No. of Bathrooms and Powder Rooms	3+2
Level	Room	Size	Floor Covering	Additional Information	
2	Master bedroom	14.5 X 17.4 ft	Wood	Walk in	
2	Bedroom	16.10 X 13.11 ft	Wood		
2	Bedroom	24.9 X 18.1 ft	Wood		
2	Bedroom	14.9 X 13.10 ft	Wood		
GF	Family room	16.7 X 13.11 ft	Wood		
GF	Office	13.11 X 12.8 ft	Wood		
GF	Kitchen	13.9 X 14 ft	Ceramic		
GF	Dining room	13.8 X 13.10 ft	Wood		
GF	Living room	14.2 X 16.9 ft	Wood	Fireplace-Stove.	
BA1	Playroom	29.1 X 27.7 ft	Concrete		
BA1	Office	13.7 X 20.7 ft	Ceramic		

<b>Outdoor features</b>		<b>Size</b>
Garage		18 X 17.6 ft
<b>Features</b>		
<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>
<b>Water Supply</b>	Municipality	<b>Renovations</b>
<b>Foundation</b>		<b>Pool</b> Heated, Inground
<b>Roofing</b>		<b>Parking</b>
<b>Siding</b>	Brick	<b>Driveway</b> Paving stone
<b>Windows</b>		<b>Garage</b>
<b>Window Type</b>		<b>Carport</b>
<b>Energy/Heating</b>	Electricity	<b>Lot</b>
<b>Heating System</b>	Forced air	<b>Topography</b>
<b>Basement</b>	6 feet and more, Partially finished	<b>Distinctive Features</b>
<b>Bathroom</b>	Bidet, Ensuite bathroom, Separate shower, Whirlpool bath	<b>Water (access)</b>
<b>Washer/Dryer (installation)</b>	Powder room (1st level/Ground floor)	<b>View</b>
<b>Fireplace-Stove</b>	Wood fireplace, Fireplace - Other: Electric	<b>Proximity</b>
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Fe:</b>
<b>Equipment/Services</b>	Central air conditioning, Central heat pump	<b>Energy efficiency</b>
<b>Inclusions</b>		
Luminaires, BBQ ext, gazebo, acc. de pisc., système d'arrosage, 1 porte de gar. électrique, aspirateur central, système d'alarme, lave-vaisselle, réfrigérateur, micro onde, four, le tout sans garantie		
<b>Exclusions</b>		
<b>MLS® Remarks</b>		
Une magnifique propriété sur un immense terrain très bien aménagé de 21 150 PC. Cette propriété se distingue par la qualité de ses matériaux, bois, granite... et sa grande superficie habitable. 4 Chambres à l'étage et 2 SDBains complètes. 2 thermopompes, piscine creusée clôturée et chauffée, magnifique terrain. Prix pour vente rapide.		
<b>Addendum</b>		
L'année de construction apparente est basée sur les documents de la ville de Rosemère et non pas sur le premier acte de vente ou certificat de localisation.		
<b>Seller's Declaration</b>		Yes SD-35995
Système de climatisation a besoin de réparation, et un peu d'eau coule dans le sous-sol à coté du foyer, lors de la pluie.		
<b>Source</b>		
RE/MAX 2000 JIM, Real Estate Agency		
This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises.		



Exterior



Backyard



Backyard



Kitchen



Kitchen



Kitchen



Kitchen



Powder room



Home office



Family room



Family room



Hall



Living room



Master bedroom



Master bedroom



Bathroom



Other



Bathroom



Bedroom



Bedroom



Bedroom



Basement



Basement



Powder room