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Terrebonne (Terrebonne)-643, Rue Chartrand

\$879900



643, Rue Chartrand, Terrebonne (Terrebonne), J6W2L8

ULS : 17856783

[VISITE DE LA PROPRIÉTÉ](#)

PRIME LOCATION! Exceptional Two-Storey Home - VIEUX-TERREBONNE This stunning property with a double garage offers bright and spacious living areas, including four (4) bedrooms, two (2) bathrooms, one (1) powder room, two (2) family rooms, as well as a renovated kitchen with dining area and breakfast island that opens onto a three-season solarium. The basement is used for storage. The sunny backyard is beautifully landscaped and features a large shed. A+ LOCATION, just minutes from schools, grocery stores, restaurants, public transit, the Mille-Îles River, and Île-des-Moulins. A MUST-SEE!

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	4
Salle de bain en vedette	2
Salle d'eau en vedette	1
Garage en vedette	3
Foyer en vedette	Wood fireplace

Financiers

Évaluation municipale

Évaluation du terrain	\$232,700.00
Évaluation du bâtiment	\$351,800.00
Évaluation municipale	\$584,500.00

Taxes

Municipale	\$4,599.00
École	\$458.00
Total	\$5,057.00

ADDENDA

WELCOME to 643 Chartrand Street, Vieux-Terrebonne!
EXCEPTIONAL TWO-STOREY HOME - PRIME LOCATION
MAIN FLOOR

- + Large front balcony, perfect for enjoying sunny days
- + Entrance hall opening onto the dining room or living room with fireplace
- + Spacious dining room with abundant natural light
- + Open-concept kitchen and dining area leading to a bright 3-season solarium and a cozy family room
- + Renovated kitchen offering ample storage and quartz countertops
- + One (1) good-sized bedroom
- + Full bathroom with washer-dryer area
- + Large family room with ceilings over 10 feet high
- + Three-season solarium
- + Flooring: Hardwood (strips) in the dining room, kitchen, dining island, and bedroom -- Ceramic in the bathroom and family room
- + Two (2) staircases leading to the second floor

SECOND FLOOR

- + Three (3) bedrooms
- + Very spacious primary bedroom with walk-in closet
- + One (1) large family room
- + One (1) full bathroom
- + One (1) powder room with laundry area
- + Two (2) large storage spaces

BASEMENT

- + Unfinished, currently used as storage and workshop (6 feet+ height)
- + Flooring: Concrete
- + Direct access to the garage and the main floor

GARAGE

- + Integrated double-width garage with two (2) doors
- + Epoxy flooring
- + Electric garage door openers
- + Rear door leading to the backyard

DRIVEWAYS

- + Main driveway: Can accommodate four (4) cars and more (asphalt surface)
- + Side driveway: Can accommodate one (1) car (paver stone surface)

OUTDOOR SPACE

- + Backyard: Surrounded by cedar hedges and fenced for maximum privacy, with professional landscaping
- + Spacious 3-season rear solarium, perfect for outdoor dining or relaxing
- + Optional Hot tub to be discussed with the seller (\$)
- + Shed

GENERAL INFORMATION

- + Living area: 2,970 sq. ft. excluding basement, garage and solarium (approximate)
- + Lot size: 8,229 sq. ft.
- + Owned by the same owner since 1996 - meticulously maintained over the years

MAJOR IMPROVEMENTS & RENOVATIONS

- + 2006: Two-storey extension with double garage
- + 2006: Replacement and addition of doors and windows
- + 2013: Complete kitchen renovation
- + 2016: Installation of French drain with membrane and chimneys
- + 2016: Basement insulation
- + 2016: Addition of rear concrete balcony
- + 2018: Roof covering replaced
- + 2021: Backyard irrigation system installed
- + 2022: Construction of a 3-season solarium (3 windows and 2 garden doors)

A new location certificate is on order

A PEACEFUL NEIGHBORHOOD IN THE HEART OF VIEUX-TERREBONNE!

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Taille	
Année de construction	1940
Number of Rooms	17
Superficie Habitable	2,970.86 PC
les fenêtres	PVC
Type de Windows	Sliding , Hung , French window
Revêtement	Other , CanExel
Toiture	Asphalt shingles
Garage	Heated , Double width or more , Fitted

Caractéristiques du terrain et extérieur

Dimensions du terrain	27.69 ft x 90 ft
Superficie du terrain	8,229.08 SF
Topographie	Flat
Stat. (total)	Outdoor , 5 , Garage , 2
Proximité	Highway , Cegep , Daycare centre , Park - green area , Bicycle path , Elementary school , High school , Cross-country skiing , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Hallway	1st level/Ground floor	4.0x4.0 ft	Wood	
Dining room	1st level/Ground floor	15.3x19.5 ft	Wood	Or living room
Kitchen	1st level/Ground floor	12.2x15.7 ft	Wood	
Dinette	1st level/Ground floor	11.2x11.5 ft	Wood	
Bedroom	1st level/Ground floor	15.3x11.0 ft	Wood	

Family room	1st level/Ground floor	18.6x19.2 ft	Ceramic tiles	Ceiling 10'
Bathroom	1st level/Ground floor	7.5x11.1 ft	Ceramic tiles	
Bedroom	2nd floor	17.7x13.0 ft	Wood	
Bathroom	2nd floor	9.1x8.1 ft	Other	
Storage	2nd floor	12.5x4.0 ft	Wood	Cedar
Storage	2nd floor	6.4x6.10 ft	Wood	
Bedroom	2nd floor	15.0x11.11 ft	Wood	
Master bedroom	2nd floor	20.2x19.0 ft	Wood	
Walk-in	2nd floor	6.3x10.7 ft	Wood	
Washroom	2nd floor	6.11x10.2 ft	Ceramic tiles	
Family room	2nd floor	22.7x29.5 ft	Wood	
Storage	Basement	30.0x30.0 ft	Concrete	

Caractéristiques

Système de chauffage	Electric baseboard units
Énergie de chauffage	Electricity
Cheminée-Poêle	Wood fireplace
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Toiture	Asphalt shingles
Zonage	Residential
Sous-sol	6 feet and over , Unfinished
Allée	Asphalt , Double width or more , Plain paving stone
Aménagement paysager	Fenced , Landscape
Armoire	Polyester

Fondation	Poured concrete
Foyer	Wood fireplace
Caractéristiques distinctives	Street corner , Wooded

INCLUSIONS & EXCLUSIONS

Inclusions Blinds and curtains, two (2) heat pumps, unmonitored alarm system with cameras, shed, backyard irrigation system, two (2) garage door openers, central vacuum with accessories, water heater, and dishwasher.

Exclusions Compressor. The hot tub is optional, to be discussed with the seller (\$).

