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Lachute-95, Rue des Frênes

\$545000



95, Rue des Frênes, Lachute, J8H4B4

ULS : 18034197

[VISITE DE LA PROPRIÉTÉ](#)

SUPERB two-storey home with garage, offering 1,484 sq. ft. of living space on a lot of nearly 9,400 sq. ft. Featuring three (3) bedrooms on the upper level, two (2) full bathrooms, and one powder room. The property stands out for its beautiful natural light, decorative mouldings, and well-appointed kitchen with wood cabinetry, as well as its modern basement including a spacious family room and a bathroom with heated floors. Landscaped backyard with swim spa, storage shed, and relaxation area. Single-width garage with epoxy flooring. Ideally located close to amenities and Highway 50. A MUST-SEE!

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	2
Salle d'eau en vedette	1
Garage en vedette	2

Financiers

Évaluation municipale

Évaluation du terrain	\$103,600.00
Évaluation du bâtiment	\$302,600.00
Évaluation municipale	\$406,200.00

Taxes

Municipale	\$3,158.00
École	\$224.00
Total	\$3,382.00

ADDENDA

WELCOME to 95 des Frênes Street, Lachute!

- * Two-storey home with garage
- * Beautiful natural light throughout the living spaces
- * Living area of 1,484 sq. ft.
- * 9,396 sq. ft. lot
- * The owner worked with a designer for the home's décor
- * Property full of character thanks to its many decorative mouldings on the staircase, in the hallway, the primary bedroom, and several other rooms
- * Three (3) bedrooms on the upper level, with motorized blinds
- * Two (2) full bathrooms: one (1) on the upper level and one (1) in the basement
- * One (1) powder room with washer-dryer installation on the main floor
- * Functional, well-equipped kitchen with wood cabinetry
- * Spacious living room with abundant windows, equipped with motorized blinds
- * Modern basement with excellent natural light
- * Basement features a large family room and a luxurious bathroom (heated floor)
- * Single-width garage with epoxy flooring and exterior access
- * Brick and aluminum exterior
- * Two (2) outdoor parking driveways
- * Large backyard with shed, gazebo, and swim spa
- * Central heat pump
- * Air exchanger
- * Central vacuum installation
- * Close to amenities and Highway 50
- * And much more...

A new certificate of location has been ordered.
You will be charmed!

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Taille	
Année de construction	1986
Number of Rooms	12
Superficie Habitable	1,484.36 PC
les fenêtres	Wood , PVC
Type de Windows	Crank handle
Revêtement	Aluminum , Brick

Toiture	Asphalt shingles
Garage	Fitted , Single width

Caractéristiques du terrain et extérieur

Superficie du terrain	9,395.90 SF
Topographie	Flat
Stat. (total)	Outdoor , 3 , Garage , 1
Proximité	Highway , Daycare centre , Golf , Hospital , Park - green area , Bicycle path , Elementary school , High school

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Hallway	1st level/Ground floor	5.6x12.9 ft	Ceramic tiles	
Living room	1st level/Ground floor	12.4x16.4 ft	Wood	Slat
Dining room	1st level/Ground floor	12.4x9.8 ft	Wood	Slat/Patio door
Kitchen	1st level/Ground floor	12.0x10.7 ft	Ceramic tiles	Dinning area
Washroom	1st level/Ground floor	5.5x8.3 ft	Ceramic tiles	Washer, dryer
Bathroom	2nd floor	7.10x8.7 ft	Ceramic tiles	
Master bedroom	2nd floor	11.11x15.11 ft	Parquetry	
Bedroom	2nd floor	8.7x11.9 ft	Parquetry	
Bedroom	2nd floor	12.0x10.10 ft	Parquetry	
Family room	Basement	25.0x24.0 ft	Floating floor	
Bathroom	Basement	6.0x10.7 ft	Ceramic tiles	Heating floor
Storage	Basement	10.11x10.3 ft	Other	

Caractéristiques

Système de chauffage	Electric baseboard units
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Équipements / services	Central vacuum cleaner system installation , Ventilation system , Electric garage door , Central heat pump
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Toiture	Asphalt shingles
Zonage	Residential
Sous-sol	6 feet and over , Finished basement
Allée	Asphalt
Aménagement paysager	Patio , Land / Yard lined with hedges , Landscape
Fondation	Poured concrete

INCLUSIONS & EXCLUSIONS

Inclusions Light fixtures, motorized blinds, curtains, dishwasher, swim spa, gazebo, shed, water heater, garage door opener and upstairs wardrobe module.

