



Stéphane Garneau  
Courtier immobilier résidentiel et  
commercial Stéphane Garneau Courtier  
Immobilier Inc.  
C : 514 244-7744  
C: stephane@stephane-garneau.com

## **Sainte-Julie-72, Place de Valençay**

**\$395000**



**72, Place de Valençay, Sainte-Julie, J3E2P4**

ULS : 26673289

## [VISITE DE LA PROPRIÉTÉ](#)

STUNNING ground-floor corner unit condo offering two (2) bedrooms and exceptional natural light thanks to abundant windows on three sides. Open-concept and inviting living area. Renovated kitchen (2024) and wall-mounted heat pump installed in 2024 for optimal comfort year-round. Gas fireplace in the living room creating a warm and cozy atmosphere, plus a practical and functional separate laundry room. Two (2) parking spaces and a storage unit adjacent to the rear balcony complete the package. Located in a sought-after, peaceful area close to services, schools, and major roadways. QUICK OCCUPANCY AVAILABLE!

## INFORMATIONS DÉTAILS

### PROPRIÉTÉ EN VEDETTE

Chambre en vedette	2
Salle de bain en vedette	1
Foyer en vedette	Gaz fireplace

### Financiers

#### Taxes

Municipale	\$2,218.00
École	\$205.00
Total	\$2,423.00

#### Dépense annuelle

Frais de copropriété	\$2,400.00
Total	\$2,400.00

#### Énergie

Électricité	\$870.00
-------------	----------

### ADDENDA

Welcome to 72 Place de Valençay in Sainte-Julie, located in the highly sought-after Grand-Coteau area!

Located on the ground floor, this beautiful corner unit of approximately 962 sq. ft. will charm you from the moment you step inside with its exceptional natural light and warm, inviting atmosphere.

Main Features:

- \* Ground-floor corner unit
- \* Approximately 962 sq. ft. of living space
- \* Two (2) bedrooms
- \* Open-concept living area, bright and welcoming

Recent Improvements:

- \* Front door replaced (2025)
- \* Renovated kitchen with new flooring (2024)
- \* Wall-mounted heat pump added (2024) - Optimal comfort year-round
- \* All window thermos panes replaced (2024)
- \* Propane gas fireplace enhanced with modern decorative surround (2024)
- \* Recessed lighting added (2024)
- \* Door handles, hinges, and light switches replaced (2024)
- \* High-end blinds installed on all windows (2024)
- \* Thermostats replaced with the HILO smart system (2024)

The living room, featuring a gas fireplace, creates a warm and inviting ambiance. The modern kitchen offers a functional and elegant space, perfect for entertaining.

Outdoor Features:

- \* Private terrace to enjoy sunny days
- \* Two (2) parking spaces
- \* Convenient storage unit
- \* Well-maintained, small condominium
- \* Affordable condo fees (\$200/month)

Prime Location:

Quick access to Highways 20 and 30, close to schools, daycares, parks, bike paths, and all essential services. A peaceful and desirable neighborhood offering an exceptional quality of life.

\* Quick occupancy available -- a turnkey opportunity not to be missed.

A well-maintained, modernized property ready to welcome its new owners.

## Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	2003
Number of Rooms	9
Superficie Habitable	962.30 PC
Nombre d'étages	2

les fenêtres	PVC
Type de Windows	Crank handle
Revêtement	Brick
Toiture	Asphalt shingles
Salle de bain / salle d'eau	Separate shower

## Caractéristiques du terrain et extérieur

Topographie	Flat
Stat. (total)	Outdoor , 2
Proximité	Highway , Daycare centre , Golf , Park - green area , Bicycle path , Elementary school , Alpine skiing , Cross-country skiing , Public transport

## DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Hallway	1st level/Ground floor	9.2x5.4 ft	Ceramic tiles	
Living room	1st level/Ground floor	16.3x12.2 ft	Floating floor	Propane gas
Dining room	1st level/Ground floor	14.3x8.6 ft	Floating floor	
Kitchen	1st level/Ground floor	11.0x9.10 ft	Ceramic tiles	
Bathroom	1st level/Ground floor	8.4x9.6 ft	Ceramic tiles	
Laundry room	1st level/Ground floor	5.3x4.11 ft	Ceramic tiles	
Master bedroom	1st level/Ground floor	10.9x17.3 ft	Floating floor	
Walk-in	1st level/Ground floor	8.3x3.9 ft	Floating floor	
Bedroom	1st level/Ground floor	11.9x11.10 ft	Floating floor	

## Caractéristiques

Système de chauffage	Electric baseboard units
Énergie de chauffage	Electricity
Cheminée-Poêle	Gaz fireplace

Équipements / services	Central vacuum cleaner system installation , Ventilation system , Wall-mounted heat pump
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Toiture	Asphalt shingles
Zonage	Residential
Allée	Asphalt
Armoire	Melamine , Laminated
Foyer	Gaz fireplace

## INCLUSIONS & EXCLUSIONS

Inclusions Blinds, light fixtures, ceiling fan, living room TV wall mount, and water heater.

Exclusions Dishwasher

