



Mario Conte
Delivering the Impossible
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Candiac-39, Rue de la Seine

\$675,000



39, Rue de la Seine, Candiac, J5R6Y2

ULS : 13735522

[VISITE DE LA PROPRIÉTÉ](#)

Magnificent Home with Garage --3 Bedroom3, 1 Bathroom including corner shower and podium bath .Located in a very quiet area, close to grocery stores. The home has been very well maintained by the owner. Brand new, oversized terrace made of an advanced material superior to wood -- maintenance-free and extremely durable. Local elementary school: Jean-Leman. One of the top 5 private high schools in the province, Jean de la Mennais, is just a 12-minute drive away. There are also numerous high-quality public and private high schools for parents to choose from. See addendum for more details.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

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

Financiers

Évaluation municipale

Évaluation du terrain	\$243,500.00
Évaluation du bâtiment	\$330,300.00
Évaluation municipale	\$573,800.00

Taxes

Municipale	\$3,460.00
École	\$336.00
Total	\$3,796.00

ADDENDA

Located in a prime area, this charming property offers easy walking access to all amenities: supermarkets, banks, restaurants, hardware stores, big-box stores, parks, daycares and more. You're also at the junction of autoroutes 30 and 15, making it extremely easy to get around, whether to the South Shore or Montreal. Just 20 minutes from downtown, close to commuter rail, public and private schools, public transit and all essential services. An opportunity not to be missed!

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Taille	
Année de construction	2007
Number of Rooms	9
Superficie Habitable	1,927 PC
les fenêtres	PVC
Type de Windows	Crank handle , French window
Revêtement	Brick
Toiture	Asphalt shingles
Garage	Fitted , Single width

Caractéristiques du terrain et extérieur

Dimensions du terrain	11.32 ft x 98.43 ft
Superficie du terrain	3,552 SF
Stat. (total)	Outdoor , 2 , Garage , 1
Proximité	Highway , Daycare centre , Golf , Park - green area , Bicycle path , Elementary school , High school , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Kitchen	1st level/Ground floor	10.11x11.0 ft	Linoleum	

Living room	1st level/Ground floor	13.6x11.0 ft	Parquetry	
Dinette	1st level/Ground floor	10.0x13.0 ft	Parquetry	
Washroom	1st level/Ground floor	5.7x5.0 ft	Ceramic tiles	
Master bedroom	2nd floor	17.0x13.6 ft	Parquetry	walk in
Bathroom	2nd floor	10.0x10.0 ft	Ceramic tiles	+corner shower
Laundry room	2nd floor	6.0x5.0 ft	Ceramic tiles	
Bedroom	2nd floor	10.0x11.0 ft	Parquetry	
Bedroom	2nd floor	13.4x10.0 ft	Parquetry	

Caractéristiques

Système de chauffage	Electric baseboard units
Énergie de chauffage	Electricity
Équipements / services	Central vacuum cleaner system installation , Wall-mounted air conditioning , Electric garage door
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Appareils de location	Water heater , 1
Toiture	Asphalt shingles
Zonage	Residential
Sous-sol	6 feet and over , Unfinished
Allée	Asphalt
Aménagement paysager	Fenced
Fondation	Poured concrete

INCLUSIONS & EXCLUSIONS

Inclusions	Light fixtures, window dressings, central vacumm, toutes les meubles dans la maison sera en donation - tel quel(inclus dans la vente)
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Exclusions

Mural A/C non fonctional, electric garage door opener (remotes dont work)

