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Delivering the Impossible
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Blainville-14, Rue de Joutel

\$739,000



14, Rue de Joutel, Blainville, J7B1H4

ULS : 16774394

[VISITE DE LA PROPRIÉTÉ](#)

Located in Blainville, in a peaceful and safe family neighborhood, this charming turnkey property offers an ideal living environment. This impeccable 3+1 bedroom cottage, carefully maintained by its owner, features bright and welcoming spaces. The main bathroom has been completely renovated with heated floors, the roof is new, and the house enjoys full sun exposure at the rear. The landscaped yard with a terrace and 18-foot saltwater heated pool invites you to relax. Close to services, schools, parks, and major highways, this home combines comfort, tranquility, and accessibility.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

| | |
|--------------------------|-----------------------|
| Chambre en vedette | 4 |
| Salle de bain en vedette | 2 |
| Garage en vedette | 3 |
| Piscine Vedette | Heated , Above-ground |

Financiers

Évaluation municipale

| | |
|------------------------|--------------|
| Évaluation du terrain | \$195,800.00 |
| Évaluation du bâtiment | \$398,600.00 |
| Évaluation municipale | \$594,400.00 |

Taxes

| | |
|------------|------------|
| Municipale | \$3,139.00 |
| École | \$368.00 |
| Total | \$3,507.00 |

ADDENDA

In Blainville, discover this superb, immaculate 3-bedroom cottage, lovingly cared for by its owner since 2000. Over the years, meticulous renovations have been carried out, most of them in the last five years, to offer a turnkey home. The roof was redone in 2015, the wall-mounted heat pump was installed in 2016, and the water heater was replaced in 2019. The upstairs bathroom has been completely renovated and stands out for its refined style and comfort, including heated floors.

The exterior is equally impressive: the backyard, redesigned in 2020-2021, offers a large, inviting deck, a barbecue shelter, a six-zone sprinkler system, and an 18-foot saltwater heated pool that ensures enjoyable summers with ease. In addition, preventive repairs were made to the exterior aggregate in 2024, ensuring peace of mind for future owners.

The house enjoys full sun exposure at the rear, creating an ideal space to relax and enjoy sunny days. Located in a peaceful and safe family neighborhood, it is close to services, schools, and major highways, including Highway 640.

A meticulously maintained property, up-to-date and in impeccable condition, waiting for you to write its next chapter. Come discover it and let yourself be seduced by this true turnkey property.

Détails du bâtiment et intérieur de la propriété

| | |
|------------------------|--|
| Catégorie de propriété | Residential |
| Taille | |
| Année de construction | 1995 |
| Number of Rooms | 13 |
| les fenêtres | PVC |
| Type de Windows | Sliding , Crank handle , French window |
| Revêtement | Aggregate |
| Toiture | Asphalt shingles |
| Garage | Heated , Fitted , Single width |

Caractéristiques du terrain et extérieur

Dimensions du terrain 18.30 ft x 90 ft

| | |
|-----------------------|---|
| Superficie du terrain | 5,392.76 SF |
| Stat. (total) | Outdoor , 2 , Garage , 1 |
| Piscine | Heated , Above-ground |
| Proximité | Highway , Cegep , Daycare centre , Golf , Park - green area , Bicycle path , Elementary school , High school , Public transport |

DÉTAILS DES PIÈCES

| Room | Level | Dimensions | Flooring | Description |
|----------------|------------------------|---------------|----------------|----------------------------|
| Hallway | 1st level/Ground floor | 6.10x4.5 ft | Ceramic tiles | |
| Living room | 1st level/Ground floor | 14.6x11.4 ft | Wood | |
| Dining room | 1st level/Ground floor | 12.1x11.9 ft | Wood | |
| Dinette | 1st level/Ground floor | 10.5x9.1 ft | Ceramic tiles | |
| Kitchen | 1st level/Ground floor | 11.9x9.11 ft | Ceramic tiles | |
| Bathroom | 1st level/Ground floor | 7.10x5.1 ft | Ceramic tiles | |
| Master bedroom | 2nd floor | 17.11x13 ft | Wood | With Ensuite 8.0 X 6.11 |
| Bedroom | 2nd floor | 10.7x9.8 ft | Wood | |
| Bedroom | 2nd floor | 10.10x10.8 ft | Wood | |
| Bathroom | 2nd floor | 11x8.2 ft | Ceramic tiles | |
| Family room | Basement | 21.5x19.11 ft | Floating floor | |
| Home office | Basement | 11.5x9.11 ft | Floating floor | |
| Laundry room | Basement | 9.3x7.11 ft | Floating floor | |

Caractéristiques

| | |
|------------------------|---|
| Système de chauffage | Air circulation , Electric baseboard units |
| Énergie de chauffage | Electricity |
| Équipements / services | Central vacuum cleaner system installation , Central air conditioning , Electric garage door , Alarm system , Central heat pump |

| | |
|--------------------------|-------------------------------------|
| Approvisionnement en eau | Municipality |
| Système d'égout | Municipal sewer |
| Toiture | Asphalt shingles |
| Sous-sol | 6 feet and over , Finished basement |
| Allée | Asphalt , Double width or more |
| Aménagement paysager | Fenced , Landscape |
| Fondation | Poured concrete |

INCLUSIONS & EXCLUSIONS

| | |
|------------|---|
| Inclusions | All curtain rods and blinds, all electrical fixtures, 2019 60-gallon electric water heater, all above-ground pool equipment, salt system, pool heat pump and accessories, cabana, front door lock, doorbell, irrigation system, 2016 central heat pump, 24,000 BTU, central vacuum, electric garage door opener, PAX system in the upstairs bedroom, two PAX systems in the master bedroom closet. Headboard in the master bedroom. |
| Exclusions | All smart interpetetur will not be included and will be replaced, dishwasher. |

