



**Lucille Acs**, Real Estate Broker  
**GRUPE IMMOBILIER LONDONO INC.**  
 Real Estate Agency  
 4150, Sherbrooke O. #201  
 Westmount (QC) H3Z 1C2  
<http://www.lucilleacs.com>

514-885-9232 / 514-937-1717  
 Fax : 514-937-2717  
[lucilleacs@londonogroup.com](mailto:lucilleacs@londonogroup.com)



**MLS® No. 9252520 (Active)**



**\$379,000**

**23 Rue de la Rhapsodie**  
**Notre-Dame-de-l'Île-Perrot**  
**J7V 8N7**

**Region** Montérégie

**Neighbourhood**

**Near**

**Body of Water** 2069008

<b>Property Type</b>	Two or more storey
<b>Building Type</b>	Detached
<b>Intergenerational</b>	
<b>Building Size</b>	11.05 X 25.59 m
<b>Living Area</b>	
<b>Ground Area</b>	
<b>Lot Size</b>	29 X 20 m
<b>Lot Area</b>	
<b>Québec Cadastre</b>	2069008
<b>Zoning</b>	Residential

<b>Year Built</b>	1990
<b>Expected Delivery Date</b>	
<b>Seasonal</b>	
<b>Repossession</b>	No
<b>Trade possible</b>	
<b>Cert. of Loc.</b>	Yes (2008)
<b>File Number</b>	
<b>Possession Date</b>	90 days PP/PR Accepted
<b>Deed of Sale Signature</b>	90 days PP/PR Accepted

**Municipal Assessment**

**Taxes (annual)**

**Expenses/Energy (annual)**

<b>Year</b>	2012
<b>Lot</b>	\$46,400
<b>Building</b>	\$21,600

<b>Municipal</b>	\$2,546 (2012)
<b>School</b>	\$658 (2012)
<b>Infrastructure</b>	
<b>Water</b>	

<b>Common Exp.</b>	
<b>Electricity</b>	
<b>Oil</b>	
<b>Gas</b>	

**Total** \$68,000

**Total**

**Total** \$3,204

**Room(s) and Outdoor Feature(s)**

No. of Rooms	14	No. of Bedrooms	4+1	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Kitchen	9 X 9 ft	Wood	wood cabinets	
GF	Dinette	8 X 10 ft	Wood	patio-doors	
GF	Dining room	10.5 X 12 ft	Wood	open concept	
GF	Living room	15.5 X 13 ft	Wood	open concept	
GF	Family room	14 X 12.5 ft	Wood	cathedrale ceilings, skylight	
GF	Powder room	5 X 5 ft	Wood		
2	Master bedroom	12.5 X 14 ft	Carpet		
2	Bedroom	12.5 X 10 ft	Carpet		
2	Bedroom	12 X 10 ft	Carpet		
2	Mezzanine	13 X 14 ft	Carpet	could be a bedroom	
2	Bathroom	10 X 10 ft	Ceramic	separate shower	
BA1	Family room	16 X 12 ft	Laminate floor		
BA1	Playroom	23 X 12 ft	Laminate floor		
BA1	Bedroom	12 X 9.5 ft	Laminate floor		

<b>Outdoor features</b>	<b>Size</b>
Garage	21 X 13 ft

<b>Features</b>			
<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	Above-ground
<b>Roofing</b>		<b>Parking</b>	Garage (2)
<b>Siding</b>	Aluminum, Brick	<b>Driveway</b>	
<b>Windows</b>	Aluminum, PVC	<b>Garage</b>	Attached
<b>Window Type</b>	Casement, Sliding	<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Electric baseboard units	<b>Topograpy</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>		<b>View</b>	
<b>Fireplace-Stove</b>		<b>Proximity</b>	
<b>Kitchen Cabinets</b>	Wood	<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>		<b>Energy efficiency</b>	

<b>Inclusions</b>
above ground pool and accessories , stove

<b>Exclusions</b>
light fixture in master bedroom

<b>MLS® Remarks</b>
Nice cottage on a quiet crescent, property features open concept living room dining room, has a family room on the main floor with cathedral ceilings, back yard with above ground pool and fenced yard, 3 bedrooms with a mezzanine that could be used for a 4 bedroom. Home has a finished basement, plenty of storage

<b>Seller's Declaration</b>	Yes
-----------------------------	-----

<b>Source</b>
GROUPE IMMOBILIER LONDONO INC., Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises.
---