



Rosetta Gentile, Residential and Commercial Real Estate Broker, on behalf of:

**SellingMtl**  
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**Centris No.** 27715140 (Active)



**\$1,295,000**

**2381 Rue Yearling**  
**Saint-Lazare**  
**J7T 2E3**

**Region** Montérégie  
**Neighbourhood** Saddlebrook  
**Near**  
**Body of Water**

**Property Type** Bungalow  
**Building Type** Detached  
**Intergenerational**  
**Building Size** 44 X 60 ft irr  
**Living Area** 2,000 sqft  
**Building Area**  
**Lot Size** 82 X 160 ft irr  
**Lot Area** 16,512 sqft

**Cadastre** 5322546

**Zoning** Residential

**Year Built** 2017  
**Expected Delivery Date**  
**Seasonal**  
**Reposess./Judicial auth.** No  
**Trade possible**  
**Cert. of Loc.** Yes (2019)  
**File Number**  
**Occupancy** 90 days PP/PR  
 Accepted  
**Deed of Sale Signature** 30 days PP/PR  
 Accepted

#### Municipal Assessment

**Year** 2021  
**Lot** \$86,500  
**Building** \$440,700

#### Taxes (annual)

**Municipal** \$4,047 (2021)  
**School** \$529 (2021)  
**Infrastructure**  
**Water**

#### Expenses/Energy (annual)

**Common Exp.**  
**Electricity** \$3,154  
**Oil**  
**Gas**

**Total** \$527,200 **Total** \$4,576 **Total** \$3,154

#### Room(s) and Additional Space(s)

No. of Rooms 14		No. of Bedrooms 2+1		No. of Bathrooms and Powder Rooms 3+0	
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	17.7 X 16.3 ft	Wood	gaz fireplace	
GF	Kitchen	14.1 X 15.11 ft	Wood		
GF	Dinette	10.10 X 7.8 ft	Wood	french door to deck	
GF	Dining room	11.4 X 11.8 ft	Wood		
GF	Master bedroom	13.11 X 15.9 ft	Wood		
GF	Bathroom	12.3 X 13.8 ft	Porcelain	ensuite	
GF	Walk-in closet	12.3 X 8.4 ft	Porcelain		
GF	Bedroom	10.9 X 11.9 ft	Wood		
GF	Laundry room	9.10 X 6.3 ft	Porcelain		
BA1	Family room	16.11 X 14.11 ft	Laminate floor		
BA1	Bedroom	12.9 X 10 ft	Laminate floor		
BA1	Bathroom	10 X 4.11 ft	Porcelain		

BA1	Storage	40.5 X 21.5 ft	Concrete	
BA1	Hall	16.7 X 6.6 ft	Laminate floor	cedar closet
<b>Additional Space</b>			<b>Size</b>	
screened cedar gazebo			12 X 12 ft	
Garage			28.6 X 22.10 ft	
Porch			17.6 X 5 ft	

## Features

<b>Sewage System</b>	Septic tank	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (8), Garage (3)
<b>Siding</b>	Pressed fibre, faux stone	<b>Driveway</b>	Asphalt, Double width or more
<b>Windows</b>	PVC	<b>Garage</b>	Built-in, Double width or more, Heated
<b>Window Type</b>	Casement	<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	Landscaped, Wooded
<b>Heating System</b>	Electric baseboard units, Forced air	<b>Topography</b>	Flat
<b>Basement</b>	6 feet and more, Partially finished	<b>Distinctive Features</b>	
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Laundry Room (1st level/Ground floor)	<b>View</b>	
<b>Fireplace-Stove</b>	Gas fireplace	<b>Proximity</b>	Bicycle path, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Park
<b>Kitchen Cabinets</b>	Wood	<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Central air conditioning, Fire detector (connected), Air exchange system, Central vacuum cleaner system installation, Electric garage door opener, Alarm system, Central heat pump	<b>Energy efficiency</b>	

## Restrictions/Permissions

## Inclusions

Refrigerator,dishwasher,oven,stove top,microwave,washer and dryer,electric garage door opener,Lennox heatpump,hot water tank, humidifier, Home water filtration system, alarm system, Light fixtures, blinds, curtains and rods, Central vacuum and accessories, bathroom mirrors, TV bracket/mount.

## Exclusions

Dining room chandelier, all personal belongings of the seller: furniture, art, rugs, decor etc.

## Addendum

Welcome to 2381 Yearling Road!

Sprawling bungalow located in highly sought after Saddlebrook neighborhood of Saint-Lazare. Custom built home (2017), designed with attention to detail, high quality materials, craftsmanship and finishing. Positioned within walking distance to a local beach, trails, elementary and high school, golf course and more.

Professionally landscaped grounds and green space, with built in sprinkler system, mature trees, perennials and a charming screened in Cedar Gazebo atop a large composite deck. An enchanting and idyllic setting for those in search of peace and tranquility.

The interior boasts a spacious open concept living space on main floor 2,000 sqft. high ceilings,abundant natural light, Rosewood floors, 24x24 porcelain tiles in the bathrooms and laundry room.Elaborate and intricate Millwork throughout the

first floor including 8inch baseboards and crown molding as well as ceiling medallion, chair rail and pillars with 12 inch baseboards in the formal dinning room.The living room is centered by custom built-in shelving and display which flank the Napoleon Gas fireplace, finished with rustic stone and wood mantle.

The gourmet kitchen is perfect for those that live to entertain or those that enjoy the culinary arts.Stylishly fashioned with tasteful wood cabinetry, granite countertops, ceramic backsplash, shaker style pull-out drawers and pantry as well as upgraded "soft-close" hinges and double cutlery drawers, double-sink, built in dishwasher, large island with seating as well as a small built-in desk with storage and display shelves. Included in the sale are the GE Monogram appliances: 36' refrigerator, dishwasher, wall oven, induction stove top. BROAN hood fan, PANASONIC microwave. Integrated within the kitchen is a cozy dinette encased with fenestration with French door access to the screened-in 3 season Gazebo, giving residents and guests a truly seamless option when hosting or attending outdoor gatherings.

The Master bedroom is tastefully appointed and the perfect getaway, fit for royalty! Spacious and private with a Vaulted 10 foot Tray ceiling, fenestration over looking the backyard, huge walk-in closet and adjoining spa like ensuite bathroom complete with double sinks, granite countertops, soaker tub, separate oversized shower with custom glass door, marble slab bench and rainfall shower and hand-held showerhead.

The basement is an excellent additional living space with a bedroom and full bathroom as well as a spacious family room. Large storage and utility room with added potential to expand the overall living space.Can easily integrate an additional bedroom, bathroom, kitchenette or living space.

A turn key home awaits!

Additional terms - All Covid 19 guidelines for visits must be respected. Covid-19 declaration required prior to visitation. Financing pre-approval required with all offers.

### **Sale with legal warranty**

### **Seller's Declaration**

Yes SD-76962

### **Source**

M IMMOBILIER, 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.