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Centris No. 24279272 (Active)



\$2,250,000

16 Place de Champenoux

Lorraine

J6Z 4J7

Region Laurentides

Neighbourhood

Near

Body of Water

Property Type	Two or more storey	Year Built	1992
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	103.7 X 74.3 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2014)
Lot Size	173.6 X 145 ft irr	File Number	
Lot Area	21,801.21 sqft	Occupancy	45 days PP/PR Accepted
Cadastre	2323136	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$9,249 (2024)	Common Exp.	
Lot	\$224,100	School	\$935 (2024)	Electricity	
Building	\$823,100	Infrastructure		Oil	
		Water		Gas	
Total	\$1,047,200 (214.86%)	Total	\$10,184	Total	

Room(s) and Additional Space(s)					
No. of Rooms	20	No. of Bedrooms (above ground + basement)	4+1	No. of Bathrooms and Powder Rooms	4+2
Level	Room	Size	Floor Covering	Additional Information	
GF	Vestibule	12.11 X 9.4 ft irr	Ceramic		
GF	Hall	18.11 X 13.6 ft irr	Wood		
GF	Bar	12.3 X 11.3 ft irr	Wood		
GF	Family room	28.5 X 32.8 ft irr	Wood	Fireplace-Stove.	
GF	Dining room	22.7 X 17.2 ft irr	Ceramic		
GF	Kitchen	20.2 X 20.2 ft irr	Wood	with dinnette	
GF	Living room	25.11 X 20.3 ft irr	Wood	Fireplace-Stove. gas fireplace	
GF	Powder room	10.3 X 4.11 ft	Ceramic		
GF	Laundry room	11.9 X 11.7 ft	Ceramic	laundry room	
2	Primary bedroom	28.7 X 29.2 ft irr	Carpet	ensuite, walk in and den	
2	Bathroom	16.10 X 14.11 ft irr	Ceramic	jacuzzi and seperate shower	
2	Bedroom	28.5 X 14 ft irr	Ceramic	ensuite, walk in	

2	Bathroom	9.11 X 4.11 ft	Ceramic	
2	Bedroom	20.2 X 15.4 ft irr	Carpet	
2	Bedroom	17.1 X 14.2 ft	Carpet	
2	Bathroom	11.6 X 9.5 ft	Ceramic	
BA1	Playroom	40.4 X 33.3 ft irr	Carpet	
BA1	Bedroom	15.7 X 11.4 ft	Carpet	walkin closet
BA1	Bathroom	10.11 X 10.9 ft	Ceramic	
BA1	Workshop	45.8 X 19.10 ft	Carpet	
Additional Space			Size	
Garage			32.6 X 28 ft	

Features				
Sewage System	Municipality		Rented Equip. (monthly)	
Water Supply	Municipality		Renovations	
Foundation	Poured concrete		Pool	Heated, Inground
Roofing	Asphalt shingles		Parkg (total)	Driveway (10), Garage (3)
Siding			Driveway	Double width or more, Paving stone
Windows			Garage	Attached, Built-in, Double width or more, Heated
Window Type			Carport	
Energy/Heating	Dual energy, Electricity, Natural gas		Lot	Bordered by hedges, Fenced, Landscaped
Heating System	Forced air		Topography	
Basement	6 feet and more, Finished basement		Distinctive Features	Cul-de-sac
Bathroom	Ensuite bathroom, Jacuzzi bathtub, Separate shower		Water (access)	
Washer/Dryer (installation)	Powder room (1st level/Ground floor)		View	
Fireplace-Stove	Gas fireplace, Wood fireplace		Proximity	Alpine skiing, Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation, Snowmobile trail, ATV trail
Kitchen Cabinets			Building's Distinctive Features	
Property/Unit Amenity	Central air conditioning, Private yard, Fire detector (connected), Central vacuum cleaner system installation, Partially furnished, Electric garage door opener, Outdoor storage space, Alarm system, Central heat pump		Energy efficiency	
Restrictions/Permissions			Mobility impaired accessible	
Pets				

Inclusions
 Fridge (LG), Stovetop (wolf), Oven (kitchenaid), Microwave (kitchenaid), Curtains + Rods and window coverings of a permanent nature, Garage door opener, Swimming Pool accessories, central vacuum and accessories.

Exclusions
 Chandelier in the entrance, light fixtures in the dining room and kitchen, Robot for swimming pool, mirrors in bar, all personal effects, furniture and items of a personal nature. Washer and Dryer.



Remarks

A jewel in the heart of Lorraine! A one of a kind property, resting on an immense lot (21,800 sqft.), perfectly positioned at the end of an exclusive crescent. Meticulously maintained. Filled with character and charm. Unique layout featuring 5 bedrooms, 4 bathrooms, 2 powder rooms, 3 car garage and beautiful backyard oasis with inground pool. The interior design has thoughtfully preserved some of the homes original mystic, with elements of modernity. The blend creates an incredibly unique atmosphere and ambience. Stretching over 7,000 sqft of total interior living space, this property is sure to impress. See addendum for more details!

Addendum

Welcome to 16 Place Champenoux *As seen on the T.V series Omerta*

A jewel in the heart of Lorraine! A one of a kind property, resting on an extra large lot (21,800 sqft.) and perfectly positioned at the end of an exclusive crescent.

The landscaped and lush greenspace has been meticulously maintained over the years and includes; a multi-level terraced style patio, resort style inground heated pool, as well as mature trees, flowers and hedges which provide a private estate feel.

The long Pave-Uni driveway can accommodate a fleet of automobiles with a spacious 3 car garage. The garage provides direct access to the backyard, the main floor and basement. The garage has extra high ceilings and plenty of additional workspace, great for a motor hobbyist or someone in need of storage.

The interior of the home is unlike anything on market. The grand formal entrance is accentuated with 21ft. ceilings and floor to ceiling windows giving way to sweeping natural light. The interior design has thoughtfully preserved 90's mystic, with elements of modernity. The blend creates an incredibly unique atmosphere and ambience. The multi-leveled floorplan with a step in family room, incredible sunken formal dining room and dry-bar creates a dynamic experience for visitors upon arrival. The warmth and temperature of the lighting and tone make this beauty the epitome of elegance. This property is grand yet subtle, while paying homage to its original character.

Stretching over 7,000 sqft of interior living space, the layout is sure to give a growing family plenty of space to roam. In addition, the space makes this home perfect for those that live to host, and entertain large gatherings.

The rear wing of the main-floor is highlighted by a tasteful open concept kitchen. Beautifully preserved cabinetry with curved soft edges give visual interest without affecting the kitchen's functionality. It create a more playful cooking, hosting, and entertaining space, while still elevating the room.

The living room is a great everyday lounge directly off the kitchen and centered around a beautiful gas fireplace with direct access to the exterior patio and pool.

An incredible extra wide staircase brings residents to the upper level and sleeping quarters. At the top of the stairs is a mezzanine landing that overlooks the main entrance and opens to the primary bedroom and additional rooms. The primary bedroom is truly a retreat. Incredibly spacious with soft carpeting, walk-in closet, ensuite bathroom and private lounge.

The basement is an ideal space for leisure and play, with intergenerational possibilities. Opportunity to add additional bedrooms or large game room/fitness center. Currently the basement has a large playroom, bedroom, full bathroom, 3 storages rooms including a Cedar closet and oversized workshop.

A must see home, unlike anything you will see!

Sale without legal warranty of quality, at the buyer's risk and peril**Seller's Declaration**

Yes SD-52684

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.