

Alain Furlano

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Pierrefonds-Roxboro (Montréal) / Pierrefonds/Central East

13265, Rue Desjardins

Near Huntington

16794237 - Source : LES IMMEUBLES KRONOS INC., Real Estate Agency



Stunning waterfront property with amazing views on Riviere Des Prairies with navigable water access. On the main floor you will find a spacious entrance with semi circular staircase, open concept livingdining room with access to 3 season solarium, renovated kitchen with island and dinette, spacious family room with beautiful views of the river.

Addenda

Large playroom in basement with ceramic flooring.
8 car driveway as well as double garage.
Magnificent property!! An absolute must see!!

Features

Basement	Finished basement, 6 feet and over
Distinctive features	Navigable, Waterfront : Fleuve (River), Water access : Fleuve (River)
Driveway	Double width or more, Asphalt
Equipment available	Central vacuum cleaner system installation, Central heat pump
Garage	Double width or more
Hearth stove	Wood fireplace
Heating energy	Electricity
Heating system	Air circulation
Parking	8 Outdoor, 2 Garage
Pool	Indoor, Other : Has been covered
Proximity	Public transport, Highway, Bicycle path, Park - green area
Sewage system	Municipal sewer
Siding	Stone, Brick, Aluminum
View	Water, Panoramic
Water supply	Municipality
Zoning	Residential

For sale : 1 099 000 \$

Category	Residential
Style	Two or more storey
Rooms	13
Bedrooms	4
Bathrooms	2
Powder rooms	1

Building

	1976 (44 years)
Front	64 feet
Depth	30 feet

Lot

Area	23771 square feet
Water area name	Riviere Des Prairies

Evaluation (2019)

Building	503 000 \$
Lot	706 900 \$
Total:	1 209 900 \$

Expenses

	Monthly	Yearly
Municipal Taxes (2019)	852 \$	10 221 \$
School taxes (2018)	174 \$	2 085 \$
Total:	1 026 \$	12 306 \$

Rooms

	Level	Dimensions
Master bedroom Floor: Wood	2nd floor	19'10" x 18'1"
Bedroom Floor: Wood	2nd floor	13'4" x 13'4"
Living room Floor: Wood	Ground floor	16' x 13'2"
Family room Floor: Tiles	Ground floor	35' x 20'
Kitchen Floor: Wood	Ground floor	13'8" x 12'5"
Den Floor: Wood	2nd floor	9' x 8'
Dining room Floor: Wood	Ground floor	13' x 12'
Playroom Floor: Ceramic tiles	Basement	20'5" x 20'2"
Solarium 3 seasons Floor: Tiles	Ground floor	15' x 12'
Bedroom Floor: Wood	2nd floor	13'7" x 12'3"
Home office Floor: Floating floor	Ground floor	19'1" x 7'7"
Dinette O Floor: Parquetry	Ground floor	15'2" x 13'8"
Bedroom Floor: Wood	2nd floor	18'3" x 14'2"