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Centris No. 14164802 (Active)



\$2,650,000

**550 Rue du Moulin
 Saint-Bruno-de-Montarville
 J3V 6K9**

Region Montérégie

Neighbourhood

Near

Body of Water

Property Type	Two or more storey	Year Built	2003
Building Type	Detached	Expected Delivery Date	
Intergenerational	Yes	Seasonal	
Building Size	85 X 59 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2017)
Lot Size	97.8 X 277 ft irr	File Number	58037 1844 12 6700
Lot Area	60,109 sqft	Occupancy	15 days PP/PR Accepted
Cadastre	2988155	Deed of Sale Signature	15 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2020	Municipal	\$16,967 (2020)	Common Exp.	
Lot	\$754,600	School	\$2,792 (2020)	Electricity	
Building	\$1,885,900	Infrastructure		Oil	
		Water		Gas	
Total	\$2,640,500	Total	\$19,759	Total	

Room(s) and Additional Space(s)					
No. of Rooms	20	No. of Bedrooms	4+2	No. of Bathrooms and Powder Rooms	4+2
Level	Room	Size	Floor Covering	Additional Information	
GF	Hall	13.6 X 24.3 ft	Wood		
GF	Office	14 X 13.1 ft	Wood		
GF	Living room	15.8 X 17.3 ft	Wood		
GF	Kitchen	32.5 X 16.8 ft irr	Ceramic		
GF	Dinette	14.1 X 11 ft irr	Ceramic		
GF	Dining room	19.8 X 16.1 ft	Wood		
GF	Powder room	6.3 X 5 ft	Ceramic		
GF	Family room	16.5 X 18.5 ft	Wood	Fireplace-Stove.	
GF	movie theater	23.6 X 17 ft	Carpet		
GF	ballroom	33.2 X 22.11 ft	Carpet	Fireplace-Stove. ceiling 21'	
GF	Powder room	6.3 X 5 ft	Ceramic		
2	Master bedroom	26.3 X 20.4 ft	Wood	Fireplace-Stove. balcony	

2	Bedroom	16.5 X 15.9 ft	Wood	
2	Bedroom	17.6 X 15 ft	Wood	
2	Bedroom	14.5 X 11.2 ft	Wood	
2	Mezzanine	25.1 X 18.2 ft	Carpet	
2	Library	16 X 10.4 ft	Wood	balcony
2	Bathroom	15.9 X 15.4 ft	Ceramic	adjoining the bedroom
2	Bathroom	8.5 X 8 ft	Ceramic	
2	Bathroom	8.3 X 8.2 ft	Ceramic	
BA1	Family room	19.9 X 17.2 ft	Carpet	
BA1	Wine cellar	8.1 X 6.5 ft	Ceramic	
BA1	Playroom	24 X 16.8 ft	Carpet	
Additional Space			Size	
Solarium			16.1 X 17.2 ft irr	

Room(s) and Additional Space(s) - Intergenerational

No. of Rooms 6 **No. of Bedrooms** 2+0 **No. of Bathrooms and Powder Rooms** 1+0

Level	Room	Size	Floor Covering	Additional Information
Ground floor	Living room	16.6 X 12.8 ft	Laminate floor	Fireplace-Stove. gas fireplace
Ground floor	Dining room	13 X 6.9 ft	Laminate floor	
Ground floor	Kitchen	12.6 X 12.1 ft	Ceramic	
Ground floor	Master bedroom	16.1 X 13.4 ft	Laminate floor	
Ground floor	Bedroom	12.6 X 11.9 ft	Laminate floor	
Ground floor	Bathroom	8.5 X 7.9 ft	Ceramic	

Features

Sewage System	Municipality	Rented Equip. (monthly)	Propane tank (\$35)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Heated, Inground
Roofing	Asphalt shingles	Parkg (total)	Driveway (10), Garage (4)
Siding	Concrete stone	Driveway	Double width or more, Paving stone
Windows		Garage	Attached, Double width or more, Heated, Tandem
Window Type		Carport	
Energy/Heating	Electricity	Lot	Fenced, Landscaped, Wooded
Heating System	Forced air	Topography	
Basement	Finished basement	Distinctive Features	Cul-de-sac, No rear neighbours
Bathroom		Water (access)	
Washer/Dryer (installation)		View	View of the mountain
Fireplace-Stove	Gas fireplace, Wood fireplace	Proximity	Alpine skiing, Bicycle path, Commuter train, Cross-country skiing, Elementary school, Golf, High school, Highway, Park, Public transportation, Parc du Mont St-Bruno
Kitchen Cabinets		Building's Distinctive Features	Intergenerational - Upper level
Equipment/Services	Central air conditioning, Fire detector (connected), Air exchange system, Central vacuum cleaner system installation, Intercom, Electric garage door opener, Alarm system, Central heat pump, Gas backup generator	Energy efficiency	
Restrictions/Permissions			

Inclusions

All appliances, curtances.

Exclusions

Broker - Remarks

Splendid English manor build in 2003 with an independent 2-bedrooms guest suite, at the entrance to the Park du Mont-Saint-Bruno. Private land of over 60,000 sq.ft. Living area of 8,500 sq.ft. Inground pool with integrated spa. Spectacular 4-space garage, large parking lot that can accommodate more than 10 cars. Price \$2650000, quick occupancy

Addendum

Prestigious English-style house from 2003, located in Saint-Bruno de Montarville, recognized in 2018/2019 as the best place to live in Quebec.

The estate is located at the entrance to Parc Mont-Saint-Bruno, a 5-minute drive from golf courses and the alpine ski facility with 18 lit and snow-covered slopes.

Not far from the house is one of the best private schools Académie des Sacrés-Coeurs and Collège Trinité high school.

The land 60 110 m². (5465 m²) includes the house, a garage for 4 cars, a swimming pool with jacuzzi and even a small stream. This residence is a unique place where you can see a fox or a deer crossing your yard.

GROUND FLOOR:

- Large entrance hall opening onto the living room and the office on one side and the dining room on the other ;
- Kitchen equipped with high-end appliances. Two large islands open to the dining area,
- Service room between the kitchen and the dining room, very usefool for the reception;
- Dance hall with bar is a magnificent room offering incredible light and a voluminous space with its 22-foot ceiling;
- Movie Theater room;
- 3 season solarium;
- 2 powder rooms.

UPSTAIRS:

- Spacious master bedroom with a spectacular walk-in closet with built-in wood furniture;
- Adjacent bathroom with therapeutic bath, glass shower and steam room;
- Library opening onto a large balcony;
- 3 other large bedrooms, one of which have an adjacent bathroom;
- Large exercise room located on the mezzanine, adjacent bathroom with shower;
- Laundry room with storage.

BASEMENT:

- Spacious room that can be used as a family room or a playroom;
- Wine cellar for approximately 1,000 bottles;
- 2 large storages and a cedar closet;

OUTSIDE:

- Large parking for more than 8 cars;
- Spacious 4-places garage;
- Inground pool with integrated spa.

GROUND FLOOR:

-A secondary entrance. It can serve as a guest suite or bi-generation . This independent part has two bedrooms, a living / dining room with gas fireplace, a kitchen, a bathroom and a laundry room.

Sale with legal warranty

Seller's Declaration

Yes SD-51871

Non-resident of Canada

Source

VENDIRECT 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.



Frontage



Frontage



Back facade



Hall



Hall



Hall



Living room



Hall



Hall



Family room



Living room



Office



Living room



Dinette



Dining room



Dining room



Powder room



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Staircase