



\$309,000

**1105 Rue Parnasse
Brossard
J4W 2C5**

Region Montérégie
Neighbourhood Street names (P)
Near Pasteur
Body of Water

Property Type	Bungalow	Year Built	1963
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	11.58 X 8.76 m	Repossession	
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2005)
Lot Size	18.38 X 28.96 m irr	File Number	
Lot Area	503.50 sqm	Occupancy	90 days PP/PR Accepted
Cadastre	4534426	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2011	Municipal	\$1,955 (2014)	Common Exp.	
Lot	\$70,200	School	\$555 (2013)	Electricity	\$957
Building	\$175,300	Infrastructure		Oil	
		Water	\$238 (2013)	Gas	
Total	\$245,500	Total	\$2,748	Total	\$957

Room(s) and Additional Space(s)						
No. of Rooms	11		No. of Bedrooms	3+1	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information		
GF	Living room	14 X 14 ft	Wood	Fireplace-Stove. Granite, Wood Mantle		
GF	Kitchen	11.6 X 10 ft	Ceramic	Granite Counter		
GF	Dinette	11.6 X 10 ft	Ceramic	Double Sliding Pocket Doors		
GF	Master bedroom	13 X 11.6 ft	Wood			
GF	Bedroom	11.6 X 9 ft	Wood			
GF	Bedroom	14.10 X 9.6 ft	Wood			
GF	Bathroom	11.6 X 5 ft	Ceramic			
GF	Hall	13.6 X 3.4 ft irr	Wood			
GF	Hall	10 X 6 ft irr	Wood	Banister:Wood And Wrought Iron		
BA1	Bedroom	12.8 X 8.10 ft	Carpet			
BA1	Playroom	24.6 X 13.2 ft	Ceramic			
BA1	Bathroom	7.2 X 6.6 ft	Ceramic	Shower		
BA1	Laundry room	11.9 X 8.9 ft irr	Ceramic	Furnace, Hot Water Tank		
BA1	Hall	9.1 X 6.2 ft irr	Ceramic			
Additional Space		Size				
Garage		24.6 X 11 ft				
Balcony		1 X 1 m				
Patio		1 X 1 m				
Shed		1 X 1 m				

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	Heating - 2008 (\$7,500), Kitchen - 2006 (\$12,000), Fenestration - 2008 (\$7,000), Insulation - 2009, Plumbing - 2005, Roof covering - 2005, Basement - 2005 (\$4,000), Foundation and Veranda - 2012 (\$15,000)
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parking	Driveway (2), Garage (1)
Siding	Aluminum, Brick	Driveway	Asphalt
Windows	Aluminum, PVC, Wood	Garage	Attached, Single width
Window Type	Casement, Guillotine, Sliding	Carport	
Energy/Heating	Dual energy, Electricity, Heating oil	Lot	Fenced
Heating System	Forced air, Heatpump	Topograpy	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	Storage, Furnace (Basement 1)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, CEGEP, Cross-country skiing, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation
Kitchen Cabinets	Wood	Building's Distinctive Features	
Equipment/Services	Central heat pump	Energy efficiency	

Inclusions

Refrigerator, Stove, Dishwasher, Microwave, Wall Unit in Kitchen, Window Blinds, Washer and Dryer, Storage Containers in Laundry Room, Driveway Tempo Covering and Assembly. All inclusions are in as-is condition without any warranty of quality.

Exclusions

Broker - Remarks

Well maintained, spacious bungalow with 3 bedrooms, 2 bathrooms, finished basement with family room and spare bedroom. Garage, hardwood floors, fireplace, balcony, dual-energy heat/air cond. Desirable location close to park, schools, convenient shopping, buses, highways and bridges. Perfect for families!

Addendum

RENOVATIONS/IMPROVEMENTS

1. New Bedroom Windows And Entrance Door [\$7000] (2008)
2. Heat Pump from Sears [\$6500] (2007)
3. Kitchen Renovation & Granite Counter Top [\$12000] (2006)
4. Pocket Door in Kitchen (2006)
5. Backside Sit-Up and Front Entrance Porch [\$5000] (2006)
6. Fireplace granite tiles, wood Mantle , Wooden Handrails in Living Room [\$6000] (2006)
7. Foundation Work (All Around) and New Patio Slabs [\$10000] (2010-2011-2012)
8. New Oil Tank [\$1000] (2010)
9. Basement and Laundry Room Finishing [\$4000]
10. Painting [\$2000] (2013)
11. Cabana [\$1500] (2005)
12. Attic Insulation (2009)
13. Replaced Furnace Blower, Burner Motor (2008)
14. New Backyard Patio

(Amounts and dates listed are approximate - receipts are available)

The Fireplace(s) and chimney(s) are sold without any warranty with respect to their compliance with applicable regulations and insurance company requirements.

Seller's Declaration

Yes SD-63539

Owner

Rekha Radhakrishnan (E)
1105 Parnasse, Rue
Brossard J4W 2C5

Representative

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.

Listing Broker(s)

GROUPE IMMOBILIER LONDONO INC.
Real Estate Agency
514-937-1717
tatiana@londonogroup.com
<http://www.londonogroup.com>

Aditya Verma
Real Estate Broker
514-999-9218
aditya@aditya.org
<http://www.adiverma.com>

Compensation to Selling Broker		Broker's Declaration	Yes
Sale	2.5%	Contract-Sale	8237
Rental		Contract-Rental	
Extra Comp. Rental (Renewal)		Listing on the Internet	Yes
Date of Contract Signature	2014-04-10	Last Price	\$309,000
Expiration Date	2014-10-31		
Appointment	Listing broker	Previous Price	\$329,000
Name of the person to contact		Original Price	\$329,000
Telephone for Appointment			
Info Selling Broker			



Frontage



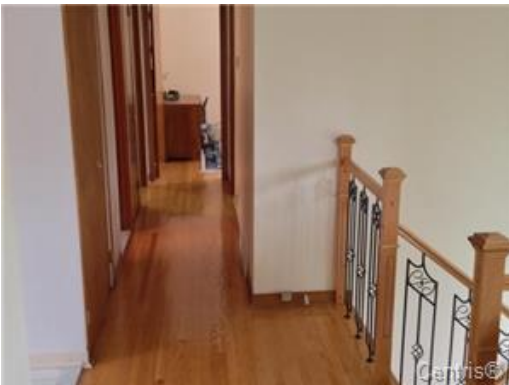
Living room



Kitchen



Dining room



Hall



Bathroom



Master bedroom



Bedroom



Office



Backyard



Family room



Bedroom



Hall



Garage



Hall



Living room



Living room