



Niels Ksonzek, Real Estate Broker
GROUPE IMMOBILIER LONDONO INC.
 Real Estate Agency
 4150, Sherbrooke O. #201
 Westmount (QC) H3Z 1C2
<http://nielsksonzek.com>

514-824-2223 / 514-937-1717
 Fax : 514-937-2717
niels@londonogroup.com



MLS® No. 8765514 (Active)



\$595,000

**419 Rue Olympique
 Hudson
 J0P 1H0**

Region Montérégie
Neighbourhood Others
Near Cameron
Body of Water

| | | | |
|--------------------------|------------------|-------------------------------|---------------------------|
| Property Type | Bungalow | Year Built | 2009 |
| Building Type | Detached | Expected Delivery Date | |
| Intergenerational | | Seasonal | |
| Building Size | 46 X 53 ft irr | Repossession | No |
| Living Area | | Trade possible | |
| Ground Area | 2,700.00 sqft | Cert. of Loc. | No |
| Lot Size | 136 X 127 ft irr | File Number | |
| Lot Area | 26,324.00 sqft | Possession Date | 33 days PP/PR Accepted |
| Québec Cadastre | 1832657 | Deed of Sale Signature | 30 days PP/PR Accepted |
| Zoning | Residential | | |

| Municipal Assessment | | Taxes (annual) | | Expenses/Energy (annual) | |
|----------------------|-----------|-----------------------|----------------|--------------------------|--|
| Year | 2010 | Municipal | \$4,351 (2012) | Common Exp. | |
| Lot | \$77,300 | School | \$1,096 (2012) | Electricity | |
| Building | \$415,000 | Infrastructure | | Oil | |
| | | Water | | Gas | |
| Total | \$492,300 | Total | \$5,447 | Total | |

| Room(s) and Outdoor Feature(s) | | | | | |
|--------------------------------|----------------|------------------|----------------|-----------------------------------|-----|
| No. of Rooms | 8 | No. of Bedrooms | 3+1 | No. of Bathrooms and Powder Rooms | 3+1 |
| Level | Room | Size | Floor Covering | Additional Information | |
| GF | Kitchen | 19.7 X 16 ft irr | Wood | Quartz counter | |
| GF | Living room | 17.2 X 17.2 ft | Wood | Fireplace-Stove. | |
| GF | Dining room | 12.6 X 10.8 ft | Wood | | |
| GF | Master bedroom | 16.2 X 12.6 ft | Wood | ensuite bathroom | |
| GF | Bathroom | 18 X 12 ft | Tiles | walk in closet | |
| GF | Bedroom | 12 X 11.9 ft | Wood | | |
| GF | Bedroom | 13.2 X 11.10 ft | Wood | | |
| GF | Veranda | 14.1 X 12.4 ft | Wood | | |
| GF | Bathroom | 10 X 9.3 ft | Tiles | ensuite 2 bedrooms | |
| GF | Powder room | 6 X 3.10 ft | Tiles | | |
| BA1 | Bedroom | 13 X 11.5 ft | Wood | | |
| BA1 | Bathroom | 9.7 X 7.1 ft | Wood | | |
| BA1 | Office | 12.5 X 14.10 ft | Wood | | |
| BA1 | Family room | 36.8 X 17.1 ft | Wood | | |

| | | | |
|-----|----------|--------------|----------|
| BA1 | Playroom | 15 X 13.6 ft | Linoleum |
|-----|----------|--------------|----------|

Features

| | | | |
|------------------------------------|---|--|---|
| Sewage System | Septic tank | Rented Equip. (monthly) | Propane tank (\$205) |
| Water Supply | Municipality | Renovations | |
| Foundation | Poured concrete, 8.5ft | Pool | |
| Roofing | Asphalt shingles | Parking | Driveway (8), Garage (2) |
| Siding | Artificial stone | Driveway | Unpaved, 2 driveways |
| Windows | | Garage | Attached, Double width or more |
| Window Type | | Carport | |
| Energy/Heating | Electricity | Lot | |
| Heating System | Forced air | Topograpy | |
| Basement | 6 feet and more, 8.5ft | Distinctive Features | |
| Bathroom | Ensuite bathroom, Separate shower | Water (access) | |
| Washer/Dryer (installation) | 2 landry (1st level/Ground floor) | View | |
| Fireplace-Stove | Gas fireplace | Proximity | Bicycle path, Elementary school, Golf, High school, Highway, Park |
| Kitchen Cabinets | | Building's Distinctive Features | |
| Equipment/Services | Water softener, Central air conditioning, Air exchange system, Central vacuum cleaner system installation, Electric garage door opener, Central heat pump, Alarm system | Energy efficiency | |

Inclusions

Exclusions

MLS® Remarks

Nearly new construction in a deceptively large and luxurious bungalow. Benefit from an open floor plan, and the very latest in construction techniques. This Don Gardner inspired bungalow is unlike anything within walking distance of Hudson Village.

Addendum

Nearly new construction, deceptively large and luxurious bungalow. Benefit from an open floor plan, and the very latest in construction techniques. This Don Gardner inspired bungalow is unlike anything within walking distance of Hudson Village.

Large Great Room, with propane fireplace and coffered 10' ceilings. Nine foot ceilings grace the entire main floor, and gleaming Mirage maple flooring flow through this spectacular home.

Master Chef inspired kitchen, complete with large corner pantry, sliding drawers, 2 sinks, and integrated spice racks. Countertops are quartz, made and installed by Comptoirs St Denis. The huge centre island is perfect for entertaining, where guests can gather around a large preparation area.

Fifties-era inspired corner diner, complete with boomerang accented and chrome rimmed table, and booth seating. With its transitional lighting, this breakfast nook brings just the right amount of retro into an outstanding modern kitchen.

Dedicated dining room with 10' tray ceiling and six foot windows look out to the backyard. Luxurious pocket doors separate the dining room from the rest of the house, and French doors look out into the solarium. Glass on three sides, and yet very private.

Gorgeous south-facing four season sunroom with pine walls. Incredible attention to detail, with 13' ceiling peak, and top of the line roller screen blinds. Twin skylights open to bring in the outdoor air and sunlight while providing protection from the elements.

Sleeping quarters are divided into two wings on the main floor, and all walls and floors are insulated for sound.

On one side is a mall corridor leading to the large master bedroom, with 10' tray ceiling and walk-in closet. Six foot tall windows. The master ensuite is a story unto itself: Hotel-inspired, with 2'x2' heated floor tiles. Warm toes in winter! European-like dedicated toilet space. Huge 5'x4' tiled shower. The other side has 2 bedrooms with ensuite bathroom.

Seller's Declaration

No

Source

GROUPE IMMOBILIER LONDONO 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.