

Centris No. 21403113 (Active)

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\$950,000

**918 Mtée St-Robert
Saint-Lazare
J7T 2L6**

Region Montérégie
Neighbourhood Maple/Héritage/Birdsdale/Cèdres
Near Rue des Bouleaux Blancs

Body of Water

Property Type	Two or more storey	Year Built	2007
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	14.75 X 2.47 m irr	Reposess./Judicial auth.	No
Living Area	131.7 sqm	Trade possible	
Building Area		Cert. of Loc.	Yes (2015)
Lot Size		File Number	
Lot Area	3 000.1 sqm	Occupancy	30 days PP/PR Accepted
Cadastre	3574987	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$4,222 (2026)	Common Exp.	
Lot	\$171,000	School	\$543 (2026)	Electricity	\$3,178
Building	\$632,400	Infrastructure		Oil	
		Water		Gas	
Total	\$803,400 (118.25%)	Total	\$4,765	Total	\$3,178

Room(s) and Additional Space(s)

No. of Rooms 16 **No. of Bedrooms (above ground + basement)** 2+3 **No. of Bathrooms and Powder Rooms** 2+1

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	4.22 X 4.85 m	Wood	
GF	Dining room	3.33 X 3.73 m	Wood	
GF	Kitchen	3.71 X 4.83 m	Ceramic	
GF	Powder room	1.47 X 1.6 m	Ceramic	
GF	Primary bedroom	4.01 X 4.24 m	Wood	
GF	Bedroom	4.09 X 2.84 m	Wood	
GF	Bathroom	2.31 X 3.05 m	Ceramic	
GF	Walk-in closet	3 X 2.31 m	Wood	
GF	Laundry room	1.47 X 2.51 m	Ceramic	
2	Playroom	4.62 X 6.2 m	Laminate floor	
BA1	Family room	4.98 X 4.83 m	Laminate floor	
BA1	Bedroom	5.28 X 3.4 m	Laminate floor	
BA1	Bedroom	4.52 X 4.83 m	Laminate floor	
BA1	Bedroom	4.52 X 3.38 m	Laminate floor	
BA1	Bathroom	3.78 X 2.69 m	Ceramic	
BA1	Utility	2.74 X 2.67 m	Concrete	

Additional Space **Size**

Garage		6.81 X 7.57 m irr	
Features			
Sewage System	Sealed septic tank	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Heated, Inground
Roofing	Asphalt shingles	Parkg (total)	Driveway (8), Garage (2)
Siding		Driveway	
Windows		Garage	Built-in, Double width or more, Heated
Window Type		Carport	
Energy/Heating	Electricity, Propane	Lot	Fenced, Wooded
Heating System	Forced air, Radiant	Topography	
Basement	Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom, Separate shower	Water (access)	
Washer/Dryer (installation)	Laundry room (1st level/Ground floor)	View	
Fireplace-Stove	Wood fireplace	Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Central air conditioning, Private yard, Air exchange system, Electric garage door opener, Outdoor storage space, Alarm system, Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			
Inclusions			
Kitchen appliances, washer and dryer, light fixtures, curtains, rods and blinds, Central vacuum and accessories (2 hoses), Outdoor BBQ/Kitchen, Gazebo, Pool accessories, 2 cabanons, Pool table			
Exclusions			
Golf simulator in the garage All personal belongings, BBQ and BBQ Green Egg			
Remarks			
Spacious 2+3 bedroom, 2+1 bathroom home set on a large wooded lot offering exceptional privacy . The interior features bright, generous living areas, a beautiful mezzanine, a primary bedroom with ensuite bathroom and walk-in closet, a large basement and double garage. At the heart of the home, the cozy living room with fireplace creates a warm and inviting place for the family to gather. Outside, enjoy a private backyard built for entertaining with an outdoor kitchen, golf putting green, in-ground pool and gazebo. A wonderful property offering privacy and an exceptional indoor-outdoor lifestyle.			
Sale with exclusion(s) of legal warranty : This sale is made without any legal warranty of quality, at the buyer's own risk and peril.			
Seller's Declaration		Yes SD-05280	
Source			
ROYAL LEPAGE VILLAGE, 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.			