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Residential ~

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Brossard  $\times$ 

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\$1,478,000 +GST/QST (\$1,699,330)<sup>1</sup>

Mtg. Pymt.: \$8,676 /month

#### House for sale

3669, Rue Orléans, Brossard







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Streetview



## **Features**

21 rooms

4 bathrooms and 1 powder room

## **Building style**

Two or more storey, Detached

## Living area

2,502 sqft

## Parking (total)

Driveway (4), Garage (2)

## Move-in date

90 days after acceptance of promise to purchase or rent

5 bedrooms (1 in basement)

## Year built

To be built, New

#### Lot area

5,038 sqft

#### **Additional features**

EV charging station, Private yard, Private balcony, Basement 6 feet or +, Near the REM







## Description

This 2,502 sq ft home in Brossard's prestigious O sector offers luxury and space. It features a spacious ground floor with a powder room, large kitchen with walk-in pantry, and an expansive living area. The second floor has 4 large bedrooms, 3 bathrooms, and the basement includes a 5th bedroom and 4th bathroom. A double garage completes the home. Located near parks and top schools. Built by Habitations de Luxe.

Centris No. 11221249

## ✓ NEED MORE DETAILS?

Visit the real estate broker's website to see the detailed sheet of this property.

Visit the broker's website [7]

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Financial details			Yearly	Monthly
MUNICIPAL ASSESSMENT		TAXES		
Lot	Not issued	Municipal		Not issued
Building	Not issued	School		Not issued
Total	_	Total		_

## Listing broker



Sarah Douak Residential Real Estate Broker Sarah Douak Inc.



**RE/MAX ACTION** Real Estate Agency



## Location

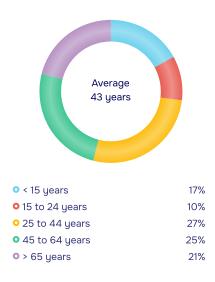
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# **Discover Brossard**

Population (2021)	91,525	Population density	2,025 hab/km <sup>2</sup>
Population variation between 2016 and 2021	7%	Unemployment rate (2021)	10%
Age			~

## **Population By Age Group**

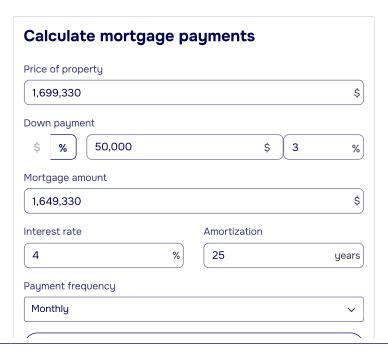


Source: 2021 Census, Statistics Canada

Calculate mortgage payments

Estimated property transfer tax

Calculate borrowing capacity





Payment amount 8,675.81		
	Monthly payment chart	

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<sup>&</sup>lt;sup>1</sup> The total price includes GST, QST and refunds if the buyer qualifies. Tax refunds for new properties or those that have undergone substantial renovations are available only to individuals, under certain conditions.



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