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Residential ~

For sale 🗸

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Brossard  $\times$ 

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House for sale

\$2,499,000

Mtg. Pymt.: \$12,882 /month

3718, Rue de Loreto, Brossard







Map

Streetview

#### **Features**

15 rooms

6 bedrooms (2 in basement)

**Building style** 

Two or more storey, Detached

3 bathrooms and 1 powder room

Lot area

16,468 sqft

Pool

Inground

Additional features

Basement 6 feet or +, Near the REM

Year built

2007

Parking (total)

Driveway (8), Garage (2)

Fireplace/Stove

Fireplace - Other

Move-in date

60 days after acceptance of promise to purchase or rent

48





## Description

Imposing property located on a vast lot of over 16,000 square feet in the prestigious Domaine de la Rive-Sud sector, within walking distance of the REM and Quartier Dix-30. This impeccable residence offers large rooms with high ceilings and flooded with natural light. A total of 6 bedrooms, 3 bathrooms and 1 powder room. The basement is fully finished and offers a cozy bar area. 2 garages, a large terrace, and a fenced backyard with an in-ground pool make this the ideal home for a young family.

Centris No. 11789677

#### ✓ NEED MORE DETAILS?

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

Visit

the	broker's	website	
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Financial detail	S				Yearly	Monthly
MUNICIPAL ASSES	SMENT (2027)	TAXES		EXPENSES		
Lot	\$803,200	Municipal (2025)	\$9,025	Electricity		\$4,306
Building	\$1,175,100	School (2025)	\$1,337	Total		\$4,306
Total	\$1.978.300	Total	\$10.362			

## Listing broker



#### Serge Bélanger

Residential and Commercial Real Estate Broker Serge Bélanger Courtier Immobilier Inc.













**ENGEL & VÖLKERS MONTRÉAL** Real Estate Agency

## Location

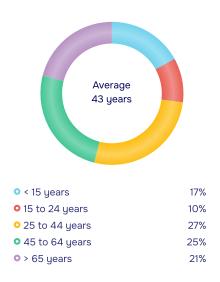
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# **Discover Brossard**

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**



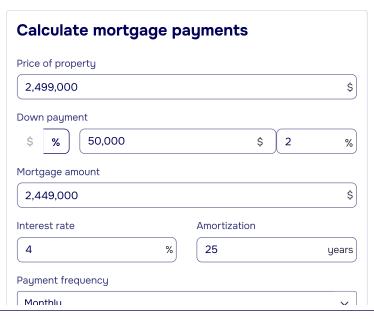
Discrepancies in totals and percentages, which may not add up to exactly 100%, may occur due to Statistics Canada's census methods.

Source: 2021 Census, Statistics Canada

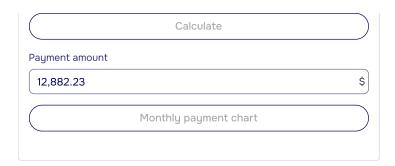
Calculate mortgage payments

Estimated property transfer tax

Calculate borrowing capacity







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