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**Centris No.** 23012757 (Active)



**\$775,000**

**4 Rue Jeanne-d'Arc**  
**Châteauguay**  
**J6J 2W9**

**Region** Montérégie

**Neighbourhood**

**Near** Brault

**Body of Water**

<b>Property Type</b>	Bungalow	<b>Year Built</b>	1957
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	75.4 X 35.3 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2024)
<b>Lot Size</b>	138.10 X 138.3 ft irr	<b>File Number</b>	
<b>Lot Area</b>	11,370.99 sqft	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Cadastre</b>	6 307 845	<b>Deed of Sale Signature</b>	25 days PP/PR Accepted
<b>Zoning</b>			

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2025	<b>Municipal</b>	\$4,781 (2025)	<b>Common Exp.</b>	
<b>Lot</b>	\$185,500	<b>School</b>	\$397 (2024)	<b>Electricity</b>	\$5,213
<b>Building</b>	\$427,300	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$612,800 (126.47%)	<b>Total</b>	\$5,178	<b>Total</b>	\$5,213

Room(s) and Additional Space(s)								
No. of Rooms	14		No. of Bedrooms (above ground + basement)	3+2		No. of Bathrooms and Powder Rooms	3+0	
Level	Room	Size	Floor Covering	Additional Information				
GF	Hall	7 X 4.8 ft	Ceramic					
2	Bedroom	12.4 X 13.9 ft	Wood					
2	Bedroom	16.4 X 10 ft irr	Wood					
2	Living room	17 X 11.7 ft	Wood					
2	Kitchen	15 X 15 ft	Wood					
2	Dining room	9.5 X 16.9 ft	Epoxy					
2	Bathroom	6.9 X 8.9 ft	Ceramic					
3	Primary bedroom	11.9 X 14 ft	Wood					
3	Bathroom	5 X 10.6 ft	Ceramic	adjoining the CCP				
3	Living room	23.9 X 14 ft	Wood					
3	Walk-in closet	6.7 X 14 ft	Wood					
BA1	Family room	21 X 15.6 ft irr	Laminate floor	Fireplace-Stove.				

BA1	Bedroom	11.3 X 12.7 ft	Laminate floor
BA1	Bedroom	13 X 12.8 ft irr	Laminate floor
BA1	Bathroom	9.4 X 7.7 ft	Ceramic
BA1	Workshop	17.3 X 12.4 ft irr	Floating & plywood
BA1	Laundry room	9 X 8.3 ft	plywood
<b>Additional Space</b>			<b>Size</b>
Solarium			16.8 X 11.10 ft
Shed			16.3 X 8.2 ft
Patio			
Pool 18 foot (2019)- salt			

<b>Features</b>			
<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	Heating - 2023 (\$6,899), Kitchen - 2017 (\$21,762), Roof covering - 2022 (\$8,000)
<b>Foundation</b>	Poured concrete	<b>Pool</b>	Above-ground
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (6), Garage (2)
<b>Siding</b>	Stone, Vinyl	<b>Driveway</b>	Asphalt
<b>Windows</b>	PVC	<b>Garage</b>	Attached, Double width or more
<b>Window Type</b>	Casement, Sliding	<b>Carpport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	Bordered by hedges, Fenced, Landscaped
<b>Heating System</b>	Electric baseboard units, Hot water, Convector	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>	Ensuite bathroom	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Workshop + garage (Basement 1)	<b>View</b>	
<b>Fireplace-Stove</b>	Gas stove	<b>Proximity</b>	Bicycle path, Cross-country skiing, Elementary school, High school, Highway, Hospital, Park, Public transportation
<b>Kitchen Cabinets</b>	Laminate, Melamine	<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Level 2 charging station, Air exchange system, Central vacuum cleaner system installation, Electric garage door opener, Alarm system	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

**Inclusions**  
 Light fixtures, blinds, rods, curtains, refrigerator, hotplate, hood, built-in oven (broil function does not work), warming drawer, dishwasher, 2 water heaters, central vacuum and accessories, swimming pool and accessories, shed, alarm system, garage door opener + 2 remotes, air exchanger, anti-leaf mechanism on gutters, automated exterior lights, gas stove. Spa and cover (although functional, it is sold as is and has not been used for a few years. Non-functional inclusions will remain so).

**Exclusions**  
 Front entrance light fixture, electric car terminal (only the electrical installation will remain in place).

**Remarks**  
 A rarity on the market, located in the Châteauguay-Heights sector. Large 35x75 house with double garage, 11371 sq. ft. lot, private and fenced, 18' salt pool. 3+2 bedrooms, 3 bathrooms, (kitchen, dining room, bathroom, all renovated). The beautiful loft-style master suite above the garage with master bedroom, bathroom, large walk-in closet and huge living room- office. Come visit it, you will be surprised.

## Addendum

This property is located in the Châteauguay Height sector, near the following amenities:

Convenience store, Ice cream shop, Châteauguay River, Park, all amenities. Access to public transportation at the intersection of Brault and D'Youville streets to go to the Angrignon metro or Cégep André Laurendeau for example .

Near the bike path that runs along the river and ultimately goes to St-Bernard Island, which is a historic, tourist, wildlife reserve site and also has a performance hall.

Walking distance to elementary & secondary & adult schools

### PRIMARY:

École Notre-Dame de l'Assomption, 95 Rue Notre Dame N, Châteauguay (450 meters)

École de la Rive, 180, boulevard Salaberry Nord, Châteauguay (600 meters)

École Centennial Park (bilingual program from preschool to grade 6), 85 Rue Jeffries, Châteauguay (2.1 km).

### SECONDARY:

Collège Héritage de Châteauguay (private), (program from 5th grade primary to 5th grade secondary) 270, boulevard D'Youville, Châteauguay (350 meters)

École Marguerite-Bourgeois, 68 Rue Principale, Châteauguay (2.2 km)

### ADULT:

General education center for adults (various addresses depending on the program chosen) 25 Rue d'Abbotsford, Châteauguay (1 km)

As soon as you enter, you notice a good-sized entrance with a wardrobe at the top of the steps.

### GROUND FLOOR:

Renovated kitchen with laminate and melamine cabinets, unique backsplash that stands out from the ordinary, bar-style counter with 4 seats, several appliances included. Beautiful ribbon window located under the cabinets offering brightness on the granite counter. Access to the solarium and outdoor terrace.

Dining room surrounded by large windows and good size. Addition of beautiful additional cabinets offering a lot of storage and bar section. The original brick fireplace (sealed at roof level by the roofer) keeps the old-world charm of this property.

Very large bright living room open to the kitchen and dining room .

Renovated bathroom with glass bath-shower.

2 good-sized bedrooms.

Corridor & staircase leading to the addition of the master suite.

### SECOND FLOOR (located above the garage)

Large living room-office with French doors leading to the spacious master bedroom .

Ensuite bathroom

Large closed walk-in closet

Behind the 2 wooden doors in the bedroom (against the back wall of the shower), you will find a nice surprise, more storage.

### BASEMENT:

Large family room

Bathroom

2 bedrooms

Workshop, mechanical room.

## Seller's Declaration

Yes SD-29011

The deeds are in the seller's possession since 1997

## Source

ROYAL LEPAGE TRIOMPHE, 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.



Frontage



Frontage



Aerial photo



Kitchen



Kitchen



Kitchen



Kitchen



Dining room





Dining room



Living room



Living room



Bathroom



Bedroom



Bedroom



Living room



Living room



Living room



Primary bedroom



Ensuite bathroom



Ensuite bathroom



Walk-in closet



Bedroom



Bedroom



Family room