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Longueuil (Saint-Hubert)-3544, Rue Émile-Bouthillier

\$589000



**3544, Rue Émile-Bouthillier, Longueuil (Saint-Hubert),
J3Y0R2**

ULS : 16718790

[VISITE DE LA PROPRIÉTÉ](#)

SUPERB Townhouse! LEED certified corner unit built in 2015 with magnificent windows offering abundant natural light. It has four (4) bedrooms including the master bedroom with large windowed Walk-in closet, two (2) bathrooms, one (1) powder room, open vestibule, the ground floor is open concept with a kitchen modern, the dining room giving access to the rear balcony with a very large lounge area. The completely finished basement includes: a large family room, a (4th) bedroom and a bathroom with laundry area. The backyard is well landscaped. To see!

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	4
Salle de bain en vedette	2
Salle d'eau en vedette	1

Financiers

Évaluation municipale

Évaluation du terrain	\$103,000.00
Évaluation du bâtiment	\$314,000.00
Évaluation municipale	\$417,000.00

Taxes

Municipale	\$3,545.00
École	\$346.00
Total	\$3,891.00

Énergie

Électricité	\$1,390.00
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ADDENDA

WELCOME to 3544 Rue Émile-Bouthillier, Le Boisé St-Hubert!
Located in the largest LEED certified ECO QUARTIER in
Quebec.

The ECO QUARTIER Faubourg Cousineau is a project planned
according to modern sustainable development objectives.

This is the largest LEED commitment in Quebec. Most of the
materials used are environmentally friendly and recycled.

Which means:

**Pleasant and bright living space in all seasons providing
well-being

**Lower monthly energy costs

**Better indoor air quality

**Best resale value

**Greater durability

**Peace of mind

THE AREA

- The Boisé de Saint-Hubert, one of the most coveted areas!

- Within walking distance (200m) of Jardin-Bienville and
Milles-sports primary schools

- Close to all essential services: CPE, grocery stores,
restaurants, gas station, etc.

- 5 minutes from Quartier Dix30 and Promenades St-Bruno

- Near highways 30, 20, 10 as well as roads 112 and 116

- 5 minutes from the future REM station

- Near bike paths (Route 1 - L'Estriade to Chambly) and
parks (Jean-Baptiste-Le Moyne-de-Bienville, Carrefour and
De la cité)

EXTERIOR

- LEED certified 2015 quality construction

- Asphalt driveway lined with cobblestones that can
accommodate 2 cars

- Corner property offering a pleasant, fenced lot of 2771 sf
- Land landscaped with lawn, trees, perennial flowers and
fruit shrubs

- Rear balcony with large integrated covered storage

- Two (2) electric insulating roller shutters offering
thermal insulation and privacy (Windows of the living room
and the master bedroom)

INTERIOR

**GROUND FLOOR (Ground floor)

- Entrance hall with double closet, 12-foot ceiling,
leading to the ground floor and basement

- Large living room, dining room and kitchen (open concept)

- Abundant windows providing abundant natural light

- Hardwood floors for the living area and ceramic floors
for the kitchen and powder room

- Hardwood staircase

- Modern kitchen

- Insulated electric roller shutter on the living room
window

- Bathroom

- Wall-mounted air conditioner

- Large patio door leading to the balcony and the backyard

- Living area of 1,305 sf without the basement

**THE FLOOR

- Three (3) bedrooms with abundant fenestration

- Master bedroom with large fitted walk-in closet with
window

- Insulating electric roller shutter on the master bedroom
window providing total darkness and better sleep

- Full bathroom with bath and separate shower

**THE BASEMENT

- 9' ceilings

- Fourth (4th) Bedroom

- A family room

- A full bathroom with shower and space for the washer and
dryer

- Floating floors

- Storage space under the stairs

- Large windows providing magnificent light in the basement

- Possibility of fitting out a kitchen in the basement

A VISIT IS A MUST!

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Taille	
Année de construction	2015
Number of Rooms	13
Superficie Habitable	1,305.67 PC
les fenêtres	PVC
Type de Windows	Crank handle
Revêtement	Aluminum , Other , CaNexcel , Brick
Toiture	Asphalt shingles
Salle de bain / salle d'eau	Separate shower

Caractéristiques du terrain et extérieur

Dimensions du terrain	9.10 ft x 92.85 ft
Superficie du terrain	2,771.73 SF
Topographie	Flat
Stat. (total)	Outdoor , 2
Proximité	Highway , Daycare centre , Park - green area , Bicycle path , Elementary school , High school , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Hallway	1st level/Ground floor	8.1x4.10 ft	Ceramic tiles	12' Ceiling
Living room	1st level/Ground floor	22.0x10.6 ft	Wood	Wooden slat
Kitchen	1st level/Ground floor	10.0x8.5 ft	Ceramic tiles	
Dining room	1st level/Ground floor	9.9x10.6 ft	Wood	Wooden slat
Washroom	1st level/Ground floor	6.4x4.11 ft	Ceramic tiles	

Master bedroom	2nd floor	12.4x10.8 ft	Wood	Wooden slat
Walk-in	2nd floor	8.0x5.7 ft	Wood	Wooden slat
Bedroom	2nd floor	9.8x8.3 ft	Wood	Wooden slat
Bedroom	2nd floor	12.2x9.9 ft	Wood	Wooden slat
Bathroom	2nd floor	8.5x7.10 ft	Ceramic tiles	
Bedroom	Basement	10.8x9.6 ft	Floating floor	9' Ceiling
Family room	Basement	19.0x14.0 ft	Floating floor	9' Ceiling
Bathroom	Basement	9.7x7.7 ft	Ceramic tiles	9' Ceiling

Caractéristiques

Système de chauffage	Electric baseboard units
Énergie de chauffage	Electricity
Équipements / services	Central vacuum cleaner system installation , Other , 2x exterior roller shutters , Wall-mounted air conditioning , Ventilation system
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Toiture	Asphalt shingles
Zonage	Residential
Sous-sol	6 feet and over , Finished basement
Allée	Asphalt
Aménagement paysager	Fenced , Landscape
Armoire	Melamine
Fondation	Poured concrete

INCLUSIONS & EXCLUSIONS

Inclusions Light fixtures, shades, blinds and window curtains, kitchen divider shelves, balcony umbrella and hot water tank.

Exclusions

Balcony flower boxes (removable), dishwasher, stove, refrigerator and storage ski rack.

