

Centris No. 20666856 (Active)

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\$825,000

1117 Av. Marier
Vaudreuil-Dorion
J7V 0M7
Region Montérégie
Neighbourhood Vaudreuil East
Near Rue Bellini

Body of Water

Property Type	Two or more storey	Year Built	2010
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	7.32 X 10.57 m irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2010)
Lot Size		File Number	
Lot Area	476.3 sqm	Occupancy	2026-06-01
Cadastre	4378101	Deed of Sale Signature	2026-05-29
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$4,462 (2026)	Common Exp.	
Lot	\$262,600	School	\$440 (2025)	Electricity	\$3,070
Building	\$404,800	Infrastructure		Oil	
		Water		Gas	
Total	\$667,400 (123.61%)	Total	\$4,902	Total	\$3,070

Room(s) and Additional Space(s)					
No. of Rooms	12	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	3.76 X 4.29 m	Wood		
GF	Dining room	3.53 X 2.97 m	Wood		
GF	Dinette	3.12 X 3.2 m	Ceramic		
GF	Kitchen	3.86 X 2.62 m	Ceramic		
GF	Powder room	1.52 X 2.18 m	Ceramic		
2	Primary bedroom	3.96 X 5.46 m	Wood		
2	Bedroom	3.12 X 3.23 m	Carpet		
2	Bedroom	3.02 X 3.81 m	Carpet		
2	Bathroom	2.9 X 3.71 m	Ceramic		
2	Bedroom	3.51 X 4.24 m	Wood	currently a family room	
BA1	Playroom	6.58 X 9.88 m	Laminate floor		
BA1	Furnace	2.9 X 3.56 m	Laminate floor		
Additional Space			Size		
Garage			3.45 X 5.74 m		

Features		
Sewage System	Municipality	Rented Equip. (monthly)
Water Supply	Municipality	Renovations
Foundation	Poured concrete	Pool

Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (1)
Siding		Driveway	Asphalt, Double width or more
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity	Lot	Fenced
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	No rear neighbours
Bathroom		Water (access)	
Washer/Dryer (installation)	Powder room (1st level/Ground floor)	View	
Fireplace-Stove		Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, Golf, High school, Highway, Park
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Private balcony, Private yard, Air exchange system, Central vacuum cleaner system installation, Electric garage door opener, Alarm system, Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

dishwasher, washer, dryer, blinds, curtains and rods, light fixtures, tv unit in upstairs den, sonos sound system, central vac. Pizza oven in outside kitchen.

Exclusions

Fridge, stove, green egg and ceramic stone in outdoor kitchen, hot tub (could be discussed)

Remarks

Located in a highly desirable family-friendly area close to parks, amenities and quick highway access, this lovingly maintained home offers the perfect blend of comfort and lifestyle. No rear neighbours and a spectacular backyard designed for entertaining featuring a huge deck and outdoor kitchen. Main floor family room (or potential 4th bedroom), wood floors throughout the main level, and a fully finished basement. Turn-key condition with pride of ownership throughout. Notable upgrades include outdoor kitchen, deck and fence, shed, and flooring updates in family room and primary bedroom. A perfect home for hosting and everyday living.

Addendum

Outdoor kitchen 2021
Deck and fence 2010
Shed 2018
Flooring updated in family room and primary bedroom 2025

Sale with legal warranty of quality

Seller's Declaration

Yes SD-92309

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.



Frontage



Hall



Hall



Living room



Living room



Dining room



Dining room



Dinette



Dinette



Kitchen



Kitchen



Bathroom



Bathroom



Hall



Family room



Family room



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bathroom



Playroom



Playroom



Kitchenette