

711 Rue Principale Saint-Sauveur (Laurentides)

Reference: 27304616



Sold

4 Bedrooms 3 Bathrooms 2 466 ft² / 8 751 ft²



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Informations non contractuelles

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Bedrooms : 4

Bathrooms : 3

Rooms : 11

Property area : 2 466 ft²Plot size : 8 751 ft²

Construction : 1975

Multi-level open-concept home offering spacious, light-filled living areas thanks to abundant windows. Ideal for entertaining or for a large family, with three bedrooms upstairs—including a generous primary suite—and a fourth bedroom on the lower level. Three full bathrooms and ample storage. Spectacular views of Mont Habitant, glowing in winter and vibrant in the fall. Direct ski-in/ski-out access in winter, and just steps from the beach and Mont Habitant's private lake in summer. Close to the charming village of St-Sauveur, known for its boutiques, renowned restaurants, and warm atmosphere.

Upgrades and Improvements:

- Complete professional landscaping by a renowned contractor (over \$150,000 invested), including stormwater management.- Driveway entrance relocated from Principale Street to improve access (now via 1st Street in Domaine Pagé).- Enlarged window in the primary bedroom.- Added 11' x 12' outdoor storage and a dedicated area for garbage, compost, and recycling bins.- Front balcony removed during brick façade replacement, including the central beam.- Garage floor drain with pump installed.- Epoxy-coated garage floor with half-height wall finish.- Water heater replaced.- Forced-air heating system with heat pump and smart central air conditioning.- Air exchanger installed.- Steam humidifier added.- Electrical panel (100 A for the mechanical room) replaced with 300 A base and surge protector.- All halogen ceiling lights replaced with recessed LEDs.- EV charging outlet installed in the garage.- Entire interior repainted.- Ground-floor bathroom fully renovated.- Shower tile in the primary bedroom redone.- Front and main floor doors replaced.- New window in the primary bedroom.- All sills and front-facing bricks replaced.- Caulking redone.- Exterior repainted.- Granite countertop installed on kitchen island.- Propane gas fireplace in the living room.- Ecoflo biofilter media renewed and performance maintained (2024).- Irrigation system installed.

Included : Refrigerator, stove, dishwasher, microwave range hood, washer & dryer, window coverings, all light fixtures, central vacuum and its accessories.

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