

Centris No. 12867799 (Active)

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\$750,000

31 Boul. de Reims
Lorraine
J6Z 2Y4
Region Laurentides
Neighbourhood
Near Rue Domremy
Body of Water

Property Type	Two or more storey	Year Built	1978
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	10.92 X 7.36 m irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2018)
Lot Size	19.53 X 29.22 m irr	File Number	
Lot Area	628.6 sqm	Occupancy	2026-08-31
Cadastre	1951582	Deed of Sale Signature	2026-08-31
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$4,567 (2026)	Common Exp.	
Lot	\$251,000	School	\$420 (2025)	Electricity	
Building	\$447,900	Infrastructure		Oil	
		Water		Gas	
Total	\$698,900 (107.31%)	Total	\$4,987	Total	

Room(s) and Additional Space(s)					
No. of Rooms	15	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	3.53 X 5.36 m	Wood		
GF	Dining room	3.43 X 4.19 m	Wood		
GF	Kitchen	3.15 X 5.72 m	Ceramic		
GF	Family room	6.05 X 3.35 m	Wood	Fireplace-Stove.	
GF	Powder room	1.91 X 2.31 m	Ceramic	Laundry	
2	Primary bedroom	6.07 X 3.4 m irr	Wood	Walk-in	
2	Bathroom	1.5 X 3.15 m	Wood	Ensuite	
2	Bedroom	3.05 X 3.07 m irr	Wood		
2	Bedroom	3.51 X 2.87 m irr	Wood		
2	Bedroom	2.97 X 3.1 m	Wood		
2	Bathroom	1.5 X 2.72 m	Ceramic		
BA1	Playroom	3.56 X 4.75 m	Carpet		
BA1	Storage	6.2 X 3.35 m	Plywood	Possible bedroom	
BA1	Cellar/Cold room	1.78 X 3.3 m	Concrete		
BA1	Furnace	3.02 X 4.93 m	Concrete		

Features	
Sewage System	Municipality
Water Supply	Municipality
Rented Equip. (monthly)	Water heater - 1 (\$23)
Renovations	

Foundation	Poured concrete	Pool	Heated, Inground
Roofing	Asphalt shingles	Parkg (total)	Driveway (2)
Siding		Driveway	Asphalt
Windows		Garage	
Window Type		Carport	
Energy/Heating	Dual energy, Electricity, Natural gas	Lot	Fenced, Landscaped
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	Powder room (1st level/Ground floor)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Private yard, Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

fridge, stove, washer, dryer, dishwasher, microwave, pool accessories, light fixtures, all window covering. Property is piped for central vac. however it's not working. Irrigation system installed however not currently used and unknown if functional all attached wall shelving in bedrooms All bathroom mirrors

Exclusions

Remarks

Some homes simply have the right feel the moment you walk in; this is one of them. Thoughtfully updated over the years, this warm and spacious property offers 4 bedrooms, including a primary suite with walk-in and beautifully refreshed ensuite bathroom. The main family bathroom has also been renovated with timeless finishes. Freshly painted throughout and loaded with important upgrades including electrical panel, heat pump, furnace, pool liner, pump and heater. Set in the heart of Lorraine, a neighbourhood loved for its mature trees, peaceful streets & family-friendly atmosphere, this is the kind of place where people settle in and stay.

Addendum

4-bedroom property with spacious, family-friendly layout
 Primary suite with walk-in closet and renovated ensuite bathroom
 Renovated main family bathroom
 Freshly painted throughout
 New electrical panel
 Heat pump and furnace updated
 Inground pool with updated liner, pump and heater
 Warm and inviting living spaces
 Well-maintained home with many important improvements over the years
 Located in sought-after Lorraine, known for its quiet streets, greenery and family-oriented atmosphere

Sale with legal warranty of quality

Seller's Declaration

Yes SD-96255

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



Other



Hall



Living room



Living room



Living room



Dining room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Family room



Family room



Powder room



Hall



Hall



Primary bedroom



Primary bedroom



Ensuite bathroom