

Centris No. 27077004 (Active)

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\$699,000

15 Rue Watson
Pincourt
J7W 4L4
Region Montérégie
Neighbourhood
Near Duhamel
Body of Water Rivière Outaouais

Property Type	Split-level	Year Built	1950
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	7.53 X 18.52 m irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2017)
Lot Size	37.48 X 13.54 m irr	File Number	
Lot Area	657.9 sqm	Occupancy	30 days PP/PR Accepted
Cadastre	1720663	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$4,607 (2026)	Common Exp.	
Lot		School	\$504 (2026)	Electricity	
Building		Infrastructure		Oil	
		Water		Gas	
Total	\$776,720 (89.99%)	Total	\$5,111	Total	

Room(s) and Additional Space(s)				
No. of Rooms	13	No. of Bedrooms (above ground + basement)	2+1	No. of Bathrooms and Powder Rooms 2+0
Level	Room	Size	Floor Covering	Additional Information
GF	Living room	2.92 X 4.67 m	Parquetry	
GF	Dining room	4.22 X 2.44 m	Parquetry	
GF	Kitchen	4.22 X 4.22 m	Parquetry	
GF	Bedroom	2.92 X 4.37 m	Parquetry	
GF	Bathroom	2.84 X 2.34 m	Ceramic	
GF	Storage	1.12 X 2.49 m	Ceramic	
2	Primary bedroom	5.84 X 4.88 m	Parquetry	
2	Bathroom	2.39 X 3.2 m	Ceramic	
2	Walk-in closet	2.03 X 1.91 m	Parquetry	
BA1	Playroom	3.86 X 6.58 m	Concrete	
BA1	Bedroom	6.99 X 3.25 m	Concrete	
BA1	Furnace	3 X 3.1 m	Concrete	
BA1	Cedar Closet	1.12 X 1.32 m	Concrete	
Additional Space			Size	
Garage			5.77 X 6.2 m	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (2)
Siding	Brick, Pressed fibre	Driveway	Asphalt, Double width or more
Windows	PVC	Garage	Built-in, Double width or more, Heated
Window Type	Casement, Sliding	Carport	
Energy/Heating	Electricity	Lot	Bordered by hedges, Landscaped
Heating System	Forced air	Topography	Flat
Basement	6 feet and more, Partially finished	Distinctive Features	Cul-de-sac, No rear neighbours
Bathroom	Ensuite bathroom	Water (access)	Access (Fleuve (river)), Waterfront (Fleuve (river)), Navigable
Washer/Dryer (installation)	Bathroom (1st level/Ground floor)	View	Panoramic, View of the water
Fireplace-Stove		Proximity	Bicycle path, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Park
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Central air conditioning, Wall-mounted air conditioning, Private yard, Electric garage door opener	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Dishwasher, microwave, fridge, stove, garage door openers and remotes, curtain rods and blinds, light fixtures

Exclusions

Remarks

Set on over 7,000sf, this property offers an exceptional opportunity to own a waterfront property in a peaceful setting with beautiful views of the Outaouais River. A seawall is already in place, while the thoughtfully designed extension features a double garage and a spacious primary suite with ensuite bathroom. The full basement offers endless possibilities to customize the space to suit your lifestyle. Important updates include the installation of a French drain system. Tucked away on a quiet cul-de-sac, just steps from walking/cycling paths, and minutes to the Pincourt train station, major highways and everyday amenities. Worth a visit!

Sale with exclusion(s) of legal warranty : The sale is made without legal warranty as to quality and at the risk and peril of the buyer

Seller's Declaration

Yes SD-03945

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.