



Marjorie Jeune Courtier Immobilier Inc.
 Business corporation owned by a Real Estate Broker
ROYAL LEPAGE TENDANCE, Real Estate Agency
 1185, Bernard
 Outremont (QC) H2V 1V5
<https://www.marjoriejeune.com>

514-271-4820
 Fax : 514-271-3755
info@marjoriejeune.com



Centris No. 11624960 (Active)



\$2,499,000

2536A Rue de l'Immaculée-Conception
Saint-Ours
J0G 1P0

Region Montérégie

Neighbourhood

Near

Body of Water Richelieu

Property Type	Two or more storey	Year Built	1867
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Repossess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size	171 X 43 ft	File Number	
Lot Area	72,646 sqft	Occupancy	90 days PP/PR Accepted
Cadastre	3732055	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential, Commercial		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2019	Municipal	\$3,609 (2019)	Common Exp.	
Lot	\$121,300	School	\$777 (2019)	Electricity	
Building	\$339,500	Infrastructure		Oil	
		Water		Gas	
Total	\$460,800	Total	\$4,386	Total	

Room(s) and Additional Space(s)				
No. of Rooms		No. of Bedrooms		No. of Bathrooms and Powder Rooms
46		15+0		6+0
Level	Room	Size	Floor Covering	Additional Information
GF	Living room	34.10 X 16.10 ft	Wood	
GF	Family room	29.4 X 16.10 ft	Flexible floor coverings	
GF	Dining room	30.6 X 16.10 ft	Wood	
GF	Corridor	97.3 X 7.6 ft	Flexible floor coverings	
GF	Kitchen	24.3 X 16.8 ft	Ceramic	
GF	corridor	16.8 X 7.4 ft	Flexible floor coverings	
GF	Bedroom	11.9 X 8.2 ft	Linoleum	
GF	Storage	12.6 X 9.3 ft	Linoleum	
GF	Hall	12.6 X 12.2 ft	Flexible floor coverings	
GF	Corridor	36.11 X 3.9 ft	Flexible floor coverings	
GF	Fridge room	8.3 X 6.7 ft	Wood	
GF	Cold room	7.10 X 4.6 ft		

GF	corridor between room and cold room	8 X 4 ft		
GF	Big room with windows and closets	41.3 X 28.10 ft	Flexible floor coverings	
GF	boiling room	16.4 X 14.5 ft		
GF	Bathroom	16.6 X 10.11 ft	Ceramic	
GF	Powder room	16.6 X 5.4 ft	Ceramic	4 toilets
GF	stairs room and closets	17 X 8.8 ft		
2	Bedroom	18.1 X 17 ft	Wood	
2	Grand ball room	68.2 X 29.10 ft	Wood	
2	Corridor	88.7 X 7.4 ft		
2	Bedroom	25 X 17.1 ft		
2	Bedroom	18 X 11.5 ft		with bathroom
2	Bedroom	20.7 X 18.1 ft		with bathroom
2	Bedroom	17.1 X 9.10 ft		with bathroom
2	Master bedroom	18 X 9.3 ft		with bathroom et salon/cuisine in the apartment of main br
2	Kitchen	20.6 X 17.10 ft		
2	Hall	18.9 X 9.11 ft		
2	Bedroom	18 X 12.1 ft		with bathroom
3	Bedroom	20 X 20 ft		
3	Master bedroom	25.4 X 18.2 ft		
3	Bedroom	18.3 X 9.8 ft		with a sink
3	Bedroom	18.3 X 9.7 ft		with a sink
3	Corridor	88.7 X 7.4 ft		
3	Bedroom	18.5 X 10.3 ft		with a sink
3	Bedroom	18.5 X 10.3 ft		with a sink
3	Master bedroom	24 X 18.3 ft		
3	Bedroom	18.5 X 10 ft		with a sink
3	Bedroom	18.5 X 10 ft		with a sink
3	Master bedroom	17.10 X 16.10 ft		with powder room
3	Bedroom	18.3 X 10.3 ft		with sink
3	Chapel	62.6 X 30.8 ft irr		
4	Big room to renovate	43.9 X 24.6 ft		
4	Big room to renovate	70.5 X 25 ft		
4	Chapel	62.6 X 30.8 ft		
5th floor	Attic	88 X 99 ft		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation		Pool	
Roofing	Galvalume steel	Parkg (total)	Driveway (28)
Siding		Driveway	Unpaved
Windows		Garage	
Window Type		Carport	
Energy/Heating		Lot	
Heating System		Topography	
Basement	Crawl space	Distinctive Features	No rear neighbours
Bathroom		Water (access)	Access (River), Waterfront (River), Navigable
Washer/Dryer (installation)		View	View of the city, View of the water
Fireplace-Stove		Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services		Energy efficiency	

Inclusions

4 storey building of approximately 6000 SF each & an attic. Living rooms, kitchen, dining room, other rooms & bathrooms on the 1st floor, 15 bedrooms & bathrooms spread over 2 floors, 4th floor not done, a chapel / church, a large reception room & ORGAN CASAVANT

Exclusions

Addendum

The Saint-Ours Convent is set on 73,000 square feet of land on the banks of the Richelieu River, about 20 minutes west of Sorel-Tracy, with four floors of approximately 6,000 square feet each.

With 200 feet of shore. A boat lover can go to Quebec, Montreal, Gaspésie, the Magdalen Islands and even the United States, by Lake Champlain.

His signature comes from the architect Louis-Zephirin Gauthier, who designed the plans of the convent before its reconstruction, following a fire, in 1897. He also drew the plans of several churches, including that of Saint - Viateur in Outremont and those of the Bibliothèque et Archives nationales du Québec on Viger Avenue, Montreal.

It has been immortalized with movies that have been filmed, including The Passion of Augustine by Léa Pool, and most recently, Vinland by Benoît Pilon.

RENOVATIONS

Galvalume steel roof (fans replaced)
Insulated foundation (poly foam)
Heating - restored volcano
Leveled refectory floor
Isolated reception room
Outside door under the balcony
Interior archway
Electricity + plumbing of 5 bedrooms
5 bathrooms installed
Solidified Oxford wall
Fruit trees - plums - currants
Landscape Architectural Plans
Transforms sewing room + installed washing machine in the dining room
Front Staircase changed
Garage - South Foundation
(See also the seller's declaration)

Usage autorisés:

Habitations multi familiales isolées
Bureaux d'affaires
Bureaux de professionnels
Services personnels / Soins non médicaux
Services financiers
Garderies / Écoles privées
Établissement de restauration intérieurs
Établissement de restauration extérieurs
Autre établissement de vente au détail
Salles de spectacles
Activités intérieures à caractère commercial
Établissement religieux
Maison de chambres
Résidence pour personnes en perte d'autonomie
Quincaillerie

Marina

(Please ask for the full list)

Sale with legal warranty

Seller's Declaration

Yes SD-03553

Source

ROYAL LEPAGE TENDANCE, 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



Other



Interior



Bedroom



Other



Other



Frontage