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Centris No. 27813208 (Active)



\$5,250,000

90 Ch. des Renards

Rigaud

J0P 1P0

Region Montérégie

Neighbourhood Rigaud

Near

Body of Water

Property Type	Two or more storey	Year Built	2016
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	1 X 1 ft	Reposess./Judicial auth.	No
Living Area	6,961 sqft	Trade possible	
Building Area	3,724 sqft	Cert. of Loc.	Yes (2016)
Lot Size	1 X 1 ft	File Number	
Lot Area	60,163 sqft	Occupancy	90 days PP/PR Accepted
Cadastre	3609084	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$12,538 (2025)	Common Exp.	
Lot	\$98,600	School	\$1,261 (2023)	Electricity	
Building	\$1,288,000	Infrastructure		Oil	
		Water		Gas	
Total	\$1,386,600 (378.62%)	Total	\$13,799	Total	

Room(s) and Additional Space(s)							
No. of Rooms	40			No. of Bedrooms (above ground + basement)	3+3	No. of Bathrooms and Powder Rooms	4+3
Level	Room	Size	Floor Covering	Additional Information			
GF	Entrance Foyer	7.11 X 8.6 ft	PORCELAIN				
GF	Grand entrance	22.11 X 24 ft	Wood				
GF	Living room	13.8 X 20.8 ft	Wood				
GF	Dining room	10.5 X 19.6 ft	Wood				
GF	Kitchen	19.2 X 26.2 ft	Wood				
GF	Walk-in Pantry	8.6 X 11.1 ft	Wood				
GF	Dinette	25.5 X 14.5 ft	Wood				
GF	Walk-in closet	11.2 X 10.3 ft	Wood				
GF	Walk-in closet	5.7 X 10.9 ft	Wood				
GF	Powder room	7.11 X 9.8 ft	Wood				
GF	Family room	26.8 X 27.10 ft	Wood	Fireplace-Stove.			
GF	Office	26.5 X 19.10 ft irr	Wood				

GF	Solarium/Sunroom	18.10 X 27.10 ft	Porcelain	
2	Primary bedroom	24.6 X 23.11 ft irr	Wood	Fireplace-Stove.
2	Powder room	3.11 X 6.11 ft	PORCELAIN	
2	Walk-in closet	14.1 X 6.11 ft	Wood	
2	Den	12.3 X 12.9 ft	Wood	
2	En-suite bathroom	15.6 X 26.2 ft irr	PORCELAIN	
2	Walk-in closet	10.6 X 10 ft	Wood	
2	Walk-in closet	6.7 X 5.7 ft	Wood	
2	Staircase Hallway	27.3 X 23.11 ft irr	Wood	
2	Bedroom	19.5 X 13.9 ft	Wood	
2	Walk-in closet	7.2 X 6.1 ft	Wood	
2	En-suite bathroom	6.8 X 13.10 ft	PORCELAIN	
2	Bedroom	14.7 X 17.5 ft	Wood	
2	Walk-in closet	3 X 13.10 ft	Wood	
2	En-suite bathroom	7.9 X 13.6 ft	PORCELAIN	
BA1	Kitchen	10 X 10 ft	Wood	
BA1	Pantry	5.6 X 5.8 ft	Wood	
BA1	Living room	50.4 X 47 ft irr	Ceramic	
BA1	Bathroom	10.7 X 8.10 ft	Ceramic	
BA1	Laundry room	10.2 X 11.1 ft	Ceramic	
BA1	Cellar/Cold room	10.4 X 11.8 ft	Ceramic	
BA1	Walk-in closet	9.10 X 16.7 ft	Ceramic	
BA1	Walk-in closet	9.10 X 10.11 ft	Ceramic	
BA1	Bedroom	11.4 X 14.3 ft	Wood	
BA1	Walk-in closet	6.10 X 5.8 ft	Wood	
BA1	Bedroom	19.1 X 17.8 ft	Wood	
BA1	Bedroom	15.7 X 20 ft irr	Wood	
BA1	Walk-in closet	10.7 X 10.2 ft irr	Wood	
BA1	Exercise room	10.6 X 12.6 ft	Wood	
BA1	Storage	12.5 X 7.9 ft	Ceramic	
BA1	Hall	8.5 X 14.11 ft irr	Ceramic	
	Additional Space		Size	
	Elevator option space		5.7 X 6 ft	
	Garage		31.10 X 31.5 ft	
	Powder room		5.1 X 4.9 ft	
	Shed		20 X 20 ft	
	Greenhouse		10 X 10 ft	

Features

Sewage System	BIONEST system, Septic tank	Rented Equip. (monthly)	JUSTPUREINC water filtration system (\$45)
Water Supply	Artesian well	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (20), Garage (3)
Siding	Brick, Stone	Driveway	Unpaved, Gravel
Windows	PVC	Garage	Attached, Heated, Triple doors Garage
Window Type	Casement	Carport	
Energy/Heating	Electricity, Geothermal heating	Lot	Wooded
Heating System	Electric baseboard units, Forced air	Topography	Sloped
Basement	6 feet and more, Finished basement, Outdoor entrance, 8 feet	Distinctive Features	No rear neighbours
Bathroom	Bidet, Ensuite bathroom, Ensuite powder room, Separate shower, Whirlpool bath	Water (access)	

Washer/Dryer (installation)	Laundry room (Basement 1)	View	Panoramic, View of the city, View of the mountain, View of the water Alpine skiing, Bicycle path, CEGEP, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Park, Snowmobile trail, ATV trail
Fireplace-Stove	Gas stove, Wood fireplace	Proximity	
Kitchen Cabinets	Wood	Building's Distinctive Features	Energy efficiency
Property/Unit Amenity	Water softener, Elevator, Central air conditioning, Fire detector (not connected), Air exchange system, Central vacuum cleaner system installation, Electric garage door opener, Alarm system, Central heat pump, Water Purification Systems, CULLIGAN + JUST PURE		
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

*All blinds *All built-in appliances (Note: Thermador microwave in main kitchen is not working) *Big decorative outdoor Fontaine on the front yard facing the main entrance *Electric garage door opener

Exclusions

*All owners belongings *Two (2) chandeliers; (one in the formal dining room, one in the principal bedroom) *Five (5) cinema speakers in the family room *Customized curtains on the ground floor; master office and formal dining room

Remarks

Built in 2016: Modern construction ensuring contemporary standards and design. Situated on 60,000 square feet of land: Spacious lot providing ample outdoor space and privacy. Over 10,000 square feet of living space: Includes the basement, offering extensive room for living and entertainment. 3-door garage plus a separate shed-like garage: Ample parking and storage space for vehicles and equipment. Top appliances: Equipped with high-end appliances, ensuring efficiency and functionality in the kitchen and beyond. Top-quality wood and porcelain flooring materials. **The wood-burning fireplace in the mansion is sold without any warranty.**

Addendum

Experience the Essence of Elegance: Unveiling Rigaud Mountain Ranches' Masterpiece

Exterior Splendor:

Enter a realm of unparalleled luxury at Rigaud Mountain Ranches, where this mansion stands as a testament to refined living. Adorned with majestic stonework and set against lush surroundings, its grand facade beckons you into a world of opulence.

Interior Grandeur: The main floor, graced with lofty 10-foot ceilings, exudes an airy elegance. Ascend the grand staircase, adorned with a magnificent crystal chandelier, leading to a second-floor hall. The gourmet kitchen boasts three walls of rich wooden cabinets, top-tier appliances, and an expansive island featuring a gas stove and fryer. The living room, featuring a wood fireplace and expansive windows on two sides, flows seamlessly into a three-season solarium, seamlessly merging indoor and outdoor living.

Luxury on the Second Floor: Upstairs, under 9-foot ceilings, discover the expansive master bedroom, offering dual ensuite baths and a walk-in closet that occupies nearly 40% of the floor space. Two additional bedrooms feature ensuite bathrooms and spacious walk-in closets, ensuring comfort and privacy for all residents.

Basement Extravaganza: Descend into the lavish basement, where 8-foot ceilings house a complete living experience. A fully-equipped kitchen, dining room, and living area await, complemented by cinema-quality speakers and a private gym. Three additional bedrooms, bathrooms, a laundry room, ample storage spaces, and a cold room cater to every practical need with uncompromising style.

Embrace the epitome of refined living at Rigaud's most esteemed address. Welcome to the home of your dreams, where every detail embodies elegance and sophistication.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-49185

Source

SERVICES IMMOBILIERS FERRI INC., 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



Staircase



Staircase



Exterior entrance



Aerial photo



Kitchen



Kitchen



Kitchen



Hall



Living room



Dinette



Family room



Family room



Family room



Solarium/Sunroom



Solarium/Sunroom



Office



Staircase



Den



Primary bedroom



Primary bedroom



Primary bedroom



Ensuite bathroom



Ensuite bathroom