



Jonathan Saveriano, Residential and Commercial Real Estate Broker
GROUPE SUTTON - CENTRE OUEST INC.
 Real Estate Agency
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Centris No. 15291163 (Active)



\$3,200/month X 12 month(s)

**42 Rue Bourget
 Rigaud
 J0P 1P0**

Region Montérégie
Neighbourhood Rigaud
Near St Viateur

Body of Water

| | | | |
|--------------------------|--------------------|---------------------------------|------------|
| Property Type | Two or more storey | Year Built | |
| Building Type | Detached | Expected Delivery Date | |
| Intergenerational | | Seasonal | |
| Building Size | | Reposess./Judicial auth. | No |
| Living Area | | Trade possible | |
| Building Area | | Cert. of Loc. | No |
| Lot Size | 89 X 202 ft | File Number | |
| Lot Area | 16,146 sqft | Occupancy | 2025-10-01 |
| Cadastre | | Deed of Sale Signature | |
| Zoning | Residential | | |

| Municipal Assessment | Taxes (annual) | Expenses/Energy (annual) |
|-----------------------------|-----------------------|---------------------------------|
| Year | Municipal | Common Exp. |
| Lot | School | Electricity |
| Building | Infrastructure | Oil |
| | Water | Gas |
| Total | Total | Total |

| Room(s) and Additional Space(s) | | | | |
|---|-----------------|--|-----------------------|--|
| No. of Rooms | | No. of Bedrooms (above ground + basement) | | No. of Bathrooms and Powder Rooms |
| 12 | | 3+1 | | 2+0 |
| Included in Lease Outdoor parking (4), Furnished, Indoor parking (1) | | | | |
| Level | Room | Size | Floor Covering | Additional Information |
| GF | Entrance | 10 X 8 ft | Wood | |
| GF | Living room | 9.4 X 14.8 ft | Wood | |
| GF | Dining room | 9.4 X 14.8 ft | Wood | |
| GF | Kitchen | 16.4 X 15.2 ft | Ceramic | |
| GF | Pantry | 5.6 X 5.2 ft | Ceramic | |
| GF | Office | 7.7 X 9.8 ft | Wood | |
| GF | Bedroom | 8.9 X 10.1 ft | Wood | |
| GF | Bathroom | 9.3 X 5.1 ft | Ceramic | |
| GF | Laundry room | 5.8 X 10.2 ft | Ceramic | |
| 2 | Primary bedroom | 17 X 15.9 ft | Wood | walk-in closet |
| 2 | Bathroom | 5.8 X 8.7 ft | Ceramic | |
| BA1 | Bedroom | 12 X 12 ft | Laminate floor | |
| BA1 | Family room | 10.3 X 12 ft | Concrete | |

| | | | |
|-------------------------|---------|------------|--------------|
| BA1 | Storage | 10 X 12 ft | Concrete |
| Additional Space | | | Size |
| Garage | | | 19 X 15.8 ft |
| Rooftop terrace | | | 16 X 20 ft |

| | | | |
|------------------------------------|---------------------------------------|--|---|
| Features | | | |
| Sewage System | Disposal field, Septic tank | Rented Equip. (monthly) | |
| Water Supply | Municipality | Renovations | |
| Foundation | Poured concrete | Pool | |
| Roofing | | Parkg (total) | Garage (1) |
| Siding | | Driveway | Unpaved |
| Windows | | Garage | Attached |
| Window Type | | Carport | |
| Energy/Heating | | Lot | Wooded |
| Heating System | | Topography | Sloped |
| Basement | 6 feet and more, Partially finished | Distinctive Features | No rear neighbours |
| Bathroom | | Water (access) | |
| Washer/Dryer (installation) | Laundry room (1st level/Ground floor) | View | |
| Fireplace-Stove | | Proximity | Alpine skiing, Daycare centre, Elementary school, Highway, Park |
| Kitchen Cabinets | | Building's Distinctive Features | |
| Property/Unit Amenity | | Energy efficiency | |
| Restrictions/Permissions | | Mobility impaired accessible | |
| Pets | | | |

| |
|-------------------|
| Inclusions |
| Fully furnished |

| |
|---|
| Exclusions |
| Heating, electricity, snow removal, lawn care |

Addendum

LEASE DETAILS

The LESSEE shall provide proof of public liability insurance of at least two (2) million dollars and proof of homeowner's insurance for his personal property, and shall maintain these policies in force throughout the term of the lease. The LESSEE must provide proof of insurance for these policies to the LESSOR prior to the occupancy date.

Any promise to lease must be accompanied by a recent and satisfactory report from Equifax/ TransUnion or Oligny & Thibodeau, a letter of employment and a consent form for verification of payment habits, all at the tenant's expense.

Acceptance is conditional upon satisfactory verification and satisfactory results of the documentation provided by the tenant.

No pets allowed

No smoking in the unit or any other part of the property, including vaping, and this includes all stairways, terraces and balconies.

The cultivation, consumption or inhalation of cannabis is prohibited in the unit or any other area of the property, including all stairways, terraces and balconies

No Airbnb or similar sublets or short-term rentals are permitted. Airbnb or similar short-term subletting will be considered a repudiatory breach of the lease.

The LESSEE will grant access to the BUILDING to the LESSOR, when necessary, for annual inspections or maintenance, for which appropriate notice will be given to the LESSOR.

The property shall not be painted, nor shall holes be drilled in walls or ceilings unless otherwise agreed with the LESSOR.

The tenant must read and accept the rules and regulations of the building.

The TENANT is responsible for payment of all costs arising from loss of keys or remote control .

At the end of the rental period, the property must be returned in the same condition as when it was rented: this includes all inclusions, as well as the condition of the flooring, less normal wear and tear.

Seller's Declaration

No

Source

GROUPE SUTTON - CENTRE OUEST INC., Real Estate Agency



Frontage



Exterior entrance



Exterior entrance



Living room



Living room



Interior



Kitchen



Interior



Dining room



Interior



Primary bedroom



Primary bedroom



Primary bedroom



Bathroom



Patio



Bedroom



Office



Bathroom



Laundry room



Staircase



Interior



Interior



Bedroom



Basement