

Centris No. 10718654 (Active)

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**\$789,000**

**112 Rue Lully  
Vaudreuil-Dorion  
J7V 0M7**

**Region** Montérégie  
**Neighbourhood** Vaudreuil East  
**Near** Andre- Chartrand

**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	2012
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	36.1 X 32.1 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>	1,975.17 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2023)
<b>Lot Size</b>	53.5 X 91.1 ft irr	<b>File Number</b>	
<b>Lot Area</b>	4,904 sqft	<b>Occupancy</b>	120 days PP/PR Accepted
<b>Cadastre</b>	4498217	<b>Deed of Sale Signature</b>	90 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2023	<b>Municipal</b>	\$4,000 (2025)	<b>Common Exp.</b>	
<b>Lot</b>	\$227,800	<b>School</b>	\$403 (2025)	<b>Electricity</b>	
<b>Building</b>	\$404,000	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$631,800 (124.88%)	<b>Total</b>	\$4,403	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	12	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Hall	8.4 X 5.6 ft	Ceramic		
GF	Living room	16.1 X 12 ft	Wood		
GF	Dining room	10.3 X 10.3 ft	Wood		
GF	Kitchen	13.1 X 9.9 ft	Ceramic		
GF	Powder room	7.7 X 5 ft	Ceramic		
2	Primary bedroom	11.11 X 11.4 ft irr	Wood	Ensuite bathroom	
2	Bathroom	8.8 X 6.5 ft	Ceramic		
3	Primary bedroom	14.1 X 12.1 ft	Wood		
3	Bedroom	11.10 X 10.1 ft	Wood		
3	Bedroom	11.1 X 10.9 ft	Wood		
3	Bathroom	12.2 X 8 ft	Ceramic		
BA1	Playroom	25.2 X 21.2 ft	Concrete		
<b>Additional Space</b>			<b>Size</b>		
Patio			10.7 X 9.10 ft		

<b>Features</b>		
<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>

<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>		<b>Pool</b>	
<b>Roofing</b>		<b>Parkg (total)</b>	Driveway (4), Garage (1)
<b>Siding</b>		<b>Driveway</b>	Asphalt, Double width or more, Paving stone
<b>Windows</b>		<b>Garage</b>	Built-in, Heated, Single width
<b>Window Type</b>	crank	<b>Carpport</b>	
<b>Energy/Heating</b>		<b>Lot</b>	
<b>Heating System</b>	Electric baseboard units	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Partially finished	<b>Distinctive Features</b>	
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Powder room (1st level/Ground floor), Bathroom (1st level/Ground floor)	<b>View</b>	
<b>Fireplace-Stove</b>		<b>Proximity</b>	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation, University, Snowmobile trail
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>		<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

### Inclusions

Light fixtures, white blinds (kitchen, living room, and 3 of the 4 bedrooms), dishwasher, range hood, wired Google doorbell camera, central vacuum (including hose), garage door opener.

### Exclusions

LG washer and dryer, freezer in the basement, fridge, stove, and microwave in the kitchen, 2 bidet toilet seats.

### Remarks

Charming two-story property in the heart of Vaudreuil-Dorion, ideal for a growing family. Everything is nearby: Vaudreuil train station, highways, schools, parks, shops, and more Wood floors extend over three floors. Upstairs, four bedrooms and 2 bathrooms each with a shower, one of which has a freestanding tub. Partially finished basement (Insulation & gyproc installed on the basemnet walls) A garage to park your car during our cold winter months or all year long. Come visit!

### Addendum

Beautiful contemporary home located in one of the most sought-after areas of Vaudreuil-Dorion.

Just steps from Parc Pierre-Mercure and within walking distance to Parc Ravel, this detached property offers the perfect balance of comfort, style, and location.

This stunning cottage features 4 spacious bedrooms, 2 full bathrooms, and 1 powder room, along with a partially finished basement (all basement walls have been insulated and gyproc, installed) offering the potential to create a 5th bedroom to suit your needs.

Thoughtfully designed with numerous upgrades, the home showcases a custom dining room wall unit crafted by the seller -- a true statement piece blending style and functionality. Sleek chalk-white shelving pairs beautifully with elegant cabinetry, creating an eye-catching display for plants, décor, and personal treasures. This unique feature adds warmth and character while offering versatile storage and refined craftsmanship.

Upstairs, you will find four bedrooms, including two primary bedroom options, ideal for growing families or multi-generational living. Impeccably maintained hardwood floors throughout enhance the home's timeless appeal, making it both practical and elegant.

Additional features include:

Central vacuum system

Spacious and private backyard, perfect for relaxing or entertaining

Large, comfortable living spaces filled with natural light

Ideally located just a 5-minute drive to the heart of Vaudreuil-Dorion and close to all amenities: shops, grocery stores, restaurants, schools, and the Fondation de l'Hôpital du Suroît, as well as several nearby medical clinics.

Situated in a highly desirable neighborhood, this property offers comfort, convenience, and exceptional quality of life.

Move-in ready and waiting for you!

### Sale with legal warranty of quality

#### Seller's Declaration

Yes SD-88930

### Open house and Caravan

Type	Date/Time	Comments
Open house	2026-02-22 from 02:00 PM to 04:00 PM	Spectacular Large family home

### Mortgage Loan

Creditor	Balance	As Of	% Rate	Term	Amort.	Maturity Date	Payment
TD							

### Owner

Annabelle Hauffe (E)  
112 Lully, Rue  
Vaudreuil-Dorion J7V 0M7

Matthew Morin (E)  
112 Lully, Rue  
Vaudreuil-Dorion J7V 0M7

### Representative

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.

### Listing Broker(s)

RE/MAX ROYAL (JORDAN) INC.  
Real Estate Agency  
514-694-0840  
kirkland@royal-jordan.com

Paola Benaïm  
Residential and Commercial Real Estate Broker  
514-991-4350, 514-694-0840  
paolabenaim@gmail.com  
<https://www.paolabenaim.com/>

<b>Compensation sharing</b>		<b>Broker's Declaration</b>	No
Sale	2%	<b>Contract-Sale</b>	84944
Rental		<b>Contract-Rental</b>	
Lease renewal compensation		<b>Listing on the Internet</b>	Yes
Other information			
<b>Date of Contract Signature</b>	2026-02-10	<b>Last Price</b>	\$789,000
<b>Expiration Date</b>	2026-08-31	<b>Previous Price</b>	
<b>Appointment Info</b>	24-hour minimum notice	<b>Original Price</b>	\$789,000
<b>Name of the person to contact</b>			
<b>Telephone for Appointment</b>			

**Info Selling Broker**

As per the sellers request visits shall begin as of February 21st. All promise to purchase should be left open for 24hrs



Frontage

Centris®



Hall

Centris®



Powder room

Centris®



Powder room

Centris®



Living room

Centris®



Hall

Centris®



Living room

Centris®



Library

Centris®



Dining room



Dinette



Kitchen



Kitchen



Interior



Bedroom



Bedroom



Primary bedroom



Primary bedroom



Primary bedroom



Primary bedroom



Bathroom



Bathroom



Bedroom



Ensuite bathroom



Staircase