



Paul Sidhu inc.

Business corporation owned by a Chartered Residential and Commercial Real Estate Broker AEO

LE GRAND DOMINION IMMOBILIER INC., Real Estate Agency

7572, ch. de la Côte-de-Liesse

Saint-Laurent (QC) H4T 1E7

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Centris No. 9460024 **(Active)**



\$769,000

685 Rue Basinet
Laval (Sainte-Dorothée)
H7X 4C6

Region Laval
Neighbourhood East Islemère
Near Josaphat Demeres
Body of Water

Property Type	Two or more storey	Year Built	2003
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	28 X 38 ft irr	Reposess./Judicial auth.	No
Living Area	1,995.62 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2019)
Lot Size		File Number	
Lot Area	4,027.85 sqft	Occupancy	90 days PP/PR
Cadastre	2659755		Accepted
Zoning	Residential	Deed of Sale Signature	45 days PP/PR
			Accepted

Municipal Assessment

Year 2022
Lot \$197,000
Building \$319,267

Taxes (annual)

Municipal \$3,985 (2021)
School \$469 (2022)
Infrastructure
Water

Expenses/Energy (annual)

Common Exp.
Electricity
Oil
Gas

Total \$516,267 **Total** \$4,454 **Total**

Room(s) and Additional Space(s)

No. of Rooms	11	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Hall	6.10 X 5.6 ft irr	Ceramic		
GF	Living room	20.4 X 12.2 ft irr	Wood		
GF	Dining room	11.3 X 10.10 ft	Wood		
GF	Kitchen	10.5 X 10.2 ft	Ceramic		
GF	Powder room	10.5 X 5.4 ft	Ceramic		
2	Primary bedroom	18 X 16.3 ft irr	Wood		
2	Bedroom	13.10 X 13.7 ft	Wood		
2	Bedroom	13.10 X 10.5 ft	Wood		
2	Bathroom	10.10 X 8.8 ft	Ceramic		
BA1	Family room	30 X 15 ft irr	Laminate floor		
BA1	Bathroom	9.10 X 4.2 ft	Ceramic		
Additional Space			Size		

Garage		18 X 12 ft irr	
Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (2), Garage (1)
Siding	Aluminum, Brick	Driveway	Paving stone
Windows	PVC	Garage	Attached, Built-in, Heated, Single width
Window Type	Casement	Carport	
Energy/Heating	Electricity	Lot	Fenced, Landscaped
Heating System	Forced air	Topography	
Basement	Finished basement	Distinctive Features	
Bathroom	Separate shower	Water (access)	
Washer/Dryer (installation)	Powder room (1st level/Ground floor)	View	
Fireplace-Stove		Proximity	Alpine skiing, Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation, University
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services		Energy efficiency	
Restrictions/Permissions			
Inclusions			
Attached lights. Fridge , Dishwasher			
Exclusions			
Broker - Remarks			
A few minute walk from Highway 13 shopping center with Walmart,Rona ,Canadian tire etc and all facilities nearby.This Property has lot of improvements including heat pump , roof ,renovated washroom. The house has big size bedrooms and open concept wide living room with plenty of sunlight that brightens the house living and charm.Quality hard wood floors with central air condition and heating system.This house is perfect for raising your family in a very peaceful location near transportation and schools.			
Addendum			
Welcome to The best location of Laval with shopping Megacenter only 2 minute walking distance from this house.			
This house is so close to all facilities, pharmacy,MC DONALD'S, many restaurants, Walmart,Reno depot, Winners and so many other stores .			
Near English and French Primary school for your children.			
2 Minute walk to transport services that bring you to Metro services.			
Property Walk In :			
This property has following equipment and renovation done.			
New roof			
New Heating and air-condition			
Central Vacuum			

Beautiful solid construction of 2003 with Pavi uni on the driveway that gives you 3 car parking with built in heated garage.

At entrance you have nice porch to sit and enjoy in front of house on very peaceful street and neighbourhood with family peoples.

Inside you walk in to entrance with ceramic floor.

The living room is very big and welcome you with lot of natural sunlight in the house.

Walk through the dining and you have your patio with private and no neighbour on the backside of the house .

Backyard has big size cement balcony to sit and relax with your family . Backyard has New grass and fence with new tiles.

On the same level you have powder room and washer and dryers room.

2nd LEVEL :

3 very big size rooms with new hardwood floors.

Master Bed room has walking closet and extra walking space that attached to the fully renovated washroom.

Basement LEVEL :

You walk down on stairs and you entered into big family with spot lights . This also brings you to nice cozy BAR with sink and glass shelves.

A very nice house to live near all facilities and raise your family and children in safe and nice neighbourhood .

Call now to book your visit.

Sale with legal warranty

Seller's Declaration

Yes SD-09578

The deeds are in the seller's possession since 2019

Source

LE GRAND DOMINION IMMOBILIER 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



Powder room



Living room



Exterior entrance



Living room



Aerial photo



Dining room



Aerial photo



Dining room



Aerial photo



Kitchen



Kitchen



Balcony



Primary bedroom



Primary bedroom



Walk-in closet



Bathroom



Bedroom



Hall



Bathroom



Playroom



Bar



Basement



Bathroom