



Paul Sidhu inc.

Business corporation owned by a Chartered Residential and Commercial Real Estate Broker AEO
LE GRAND DOMINION IMMOBILIER INC., Real Estate Agency
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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 Accepted |
| Cadastre | 2659755 | Deed of Sale Signature | 45 days PP/PR Accepted |
| Zoning | Residential | | |

| Municipal Assessment | | Taxes (annual) | | Expenses/Energy (annual) | |
|-----------------------------|-----------|-----------------------|----------------|---------------------------------|--|
| Year | 2022 | Municipal | \$3,985 (2021) | Common Exp. | |
| Lot | \$197,000 | School | \$469 (2022) | Electricity | |
| Building | \$319,267 | Infrastructure | | Oil | |
| | | Water | | 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

Water Supply

Municipality

Foundation

Poured concrete

Roofing

Asphalt shingles

Siding

Aluminum, Brick

Windows

PVC

Window Type

Casement

Energy/Heating

Electricity

Heating System

Forced air

Basement

Finished basement

Bathroom

Separate shower

Washer/Dryer (installation)

Powder room (1st level/Ground floor)

Fireplace-Stove

Rented Equip. (monthly)

Renovations

Pool

Parkg (total)

Driveway (2), Garage (1)

Driveway

Paving stone

Garage

Attached, Built-in, Heated, Single width

Carport

Lot

Fenced, Landscaped

Topography

Distinctive Features

Water (access)

View

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 Megacentre 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