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Centris No. 19742894 (Active)



\$875,000

**1031 Rue Brunel
 Chomedey (Laval)
 H7W 5H7**

Region Laval
Neighbourhood Carrefour Saint-Martin
Near Binet
Body of Water

Property Type	Two or more storey	Year Built	Unknown
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	35.10 X 42.8 ft	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area	1,526.64 sqft	Cert. of Loc.	Yes (2001)
Lot Size	50 X 90.3 ft	File Number	65005 8244 70 2839
Lot Area	4,511.15 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	1453001	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2019	Municipal	\$4,786 (2019)	Common Exp.	
Lot	\$160,000	School	\$947 (2019)	Electricity	
Building	\$412,300	Infrastructure		Oil	
		Water		Gas	
Total	\$572,300	Total	\$5,733	Total	

Room(s) and Additional Space(s)					
No. of Rooms	14	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	18.7 X 12.8 ft	Marble	heated floor	
GF	SPA	15.3 X 14.5 ft	Marble	heated floor	
2	Kitchen	8.4 X 10.3 ft	Granite	heated floor	
2	Dinette	8 X 7 ft	Marble	heated floor	
GF	Powder room	5.9 X 8 ft	Marble	heated floor	
3	Dining room	17.10 X 12 ft	Wood	cathedral roof	
3	Hall	7 X 3.8 ft	Marble	heated floor	
4	Bathroom	12.2 X 15 ft	Marble	heated floor	
4	Bedroom	29.5 X 13.3 ft	Wood		
5th level	Master bedroom	21.10 X 10 ft	Wood		
5th level	Bedroom	9.7 X 15 ft	Wood		
5th level	Office	9.10 X 7 ft		studing corner	

BA1	Playroom	26.6 X 17.3 ft irr	Wood	family room
BA1	Bathroom	9.9 X 9.8 ft irr	Marble	shower, washing
BA1	Storage	4.10 X 16 ft	Concrete	
Additional Space			Size	
Garage			10.8 X 26.8 ft	

Features				
Sewage System	Municipality		Rented Equip. (monthly)	
Water Supply	Municipality		Renovations	
Foundation			Pool	Heated, Inground
Roofing	Asphalt shingles		Parking	Driveway (2), Garage (1)
Siding	Brick, Stone		Driveway	Paving stone
Windows	Aluminum		Garage	Built-in, Heated, Single width
Window Type	Casement		Carport	
Energy/Heating	Electricity		Lot	Fenced, Landscaped
Heating System	Electric baseboard units, Forced air, heated floor		Topography	Flat
Basement	6 feet and more, Finished basement		Distinctive Features	
Bathroom	Separate shower, therapeutic bath		Water (access)	
Washer/Dryer (installation)	Bathroom (Basement 1)		View	
Fireplace-Stove			Proximity	Bicycle path, Daycare centre, Elementary school, Golf, High school, Park, Public transportation, shopping center
Kitchen Cabinets			Building's Distinctive Features	
Equipment/Services	Air exchange system, Electric garage door opener, Central heat pump, central humidifier		Energy efficiency	

Inclusions
Stove, refrigerator, dishwasher, washing machine and clothes dryer, central vacuum cleaner, SPA

Exclusions

Broker - Remarks
Beautiful property completely redeveloped with taste (enlarged house, swimming pool and terracing). Granite, marble and porcelain galore, imported wood floors, of superior quality. All marble floors are heated. Big rooms, big garage. Located in a quiet area of Chomedey, close to all services. A MOST TO SEE

Addendum
Property completely renovated in 2010. The house redone in nine (enlarged raised), terrassement and swimming pool.
Heat pump 10 tons.
60 gallon hot water tank.
Therapeutic bath.
Cathedral ceiling in the dining room.
Ethanol fireplace between the entrance hall and the dining room.
Living room and SPA area with large glass doors overlooking the backyard .
The fence ensures perfect privacy in the backyard.
Fountain fitted in frontage.

Sale with legal warranty

Seller's Declaration Yes SD-27792
The deeds are in the seller's possession since 2012, there was violent death on the property in 2010

Source

FUTUR IMMO, 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



Kitchen



Kitchen



Kitchen



Kitchen



Dinette



Overall view



Dining room



Staircase



Overall view



Overall view



Powder room



Dining room



Overall view



Office



Master bedroom



Master bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Bathroom



Bathroom



Bathroom