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FUTUR IMMO
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Centris No. 18547752 (Active)



\$599,900

956 Rue Francis
Sainte-Dorothée (Laval)
H7X 3W7

Region Laval
Neighbourhood East Islemère
Near Des Pétunias
Body of Water

Property Type	Two or more storey	Year Built	2000
Building Type	Detached	Expected Delivery Date	Seasonal
Intergenerational		Reposess./Judicial auth.	No
Building Size	42.1 X 38 ft irr	Trade possible	
Living Area		Cert. of Loc.	Yes (2000)
Building Area		File Number	
Lot Size	60 X 133.2 ft	Occupancy	2019-12-07
Lot Area	7,990.05 sqft	Deed of Sale Signature	15 days PP/PR
Cadastre	1854307		Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2019	Municipal	\$3,471 (2019)	Common Exp.	
Lot	\$167,900	School	\$684 (2019)	Electricity	\$1,804
Building	\$231,000	Infrastructure		Oil	
		Water		Gas	\$295
Total	\$398,900	Total	\$4,155	Total	\$2,099

Room(s) and Additional Space(s)					
No. of Rooms	10	No. of Bedrooms	3+1	No. of Bathrooms and Powder Rooms	1+2
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	12.3 X 21.1 ft	Wood	Fireplace-Stove. gas fireplace	
GF	Hall	7.9 X 6.4 ft	Ceramic	wardrobe	
GF	Dining room	13.5 X 12.1 ft irr	Wood		
GF	Kitchen	12 X 14 ft irr	Ceramic	granite countertop	
GF	Powder room	5.8 X 8.1 ft irr	Ceramic	washing room	
2	Master bedroom	12 X 15.7 ft	Parquetry	walkin	
2	Bedroom	9.11 X 13.5 ft irr	Parquetry		
2	Bedroom	10.2 X 12.2 ft	Parquetry	walkin	
2	Bathroom	10.8 X 12 ft irr	Ceramic	bath & shower	
2	landing	6.6 X 9.9 ft irr	Parquetry		
BA1	Family room	35.8 X 13.8 ft irr	Laminate floor	Fireplace-Stove. combustion lente	
BA1	Bedroom	11.6 X 12.10 ft irr	Laminate floor		
BA1	Powder room	4.4 X 6.8 ft	Laminate floor	integrated Room	

Additional Space	Size
Garage	14.3 X 21.10 ft irr
Shed	10 X 12 ft irr

Features	
Sewage System	Municipality
Water Supply	Municipality
Foundation	Poured concrete
Roofing	Sheet metal
Siding	Aluminum, Stone
Windows	PVC
Window Type	Casement
Energy/Heating	Electricity
Heating System	Forced air
Basement	6 feet and more, Finished basement
Bathroom	Separate shower
Washer/Dryer (installation)	Powder room (1st level/Ground floor)
Fireplace-Stove	Gas fireplace, Wood stove
Kitchen Cabinets	Wood
Equipment/Services	Air exchange system, Central vacuum cleaner system installation, Alarm system, Central heat pump
Rented Equip. (monthly)	Propane tank
Renovations	Kitchen - 2013, Fenestration - 2019, Roof covering - 2017
Pool	
Parking	Driveway (2), Garage (1)
Driveway	Asphalt
Garage	Built-in
Carport	
Lot	Landscaped
Topography	Flat
Distinctive Features	Street corner
Water (access)	
View	
Proximity	Bicycle path, Commuter train, Daycare centre, Golf, Highway, Park, Public transportation
Building's Distinctive Features	
Energy efficiency	

Inclusions
Blinds, light fixtures, 36-inch hotplate, built-in oven, dishwasher, connected alarm system, central vacuum and accessories, gazebo, spa, shed, automatic sprinkler system, small turquoise chair in the lobby, white shelf fixed in the living room, safe box in the basement, elliptical trainer

Exclusions
Rods and curtains

Broker - Remarks
Very sunny prestige property, located on a street corner, recent and family sector, very well maintained, close to all services, quick access to Highway 13 and the commuter train direct line to downtown. Near the mega shopping center Ste-Dorothée, schools, library, restaurants, etc. See addendum Thank you

Addendum
Superb backyard intimate and fenced, very well landscaped, terrace with paving stones, Spa, mature trees
-Entrance hall closed. Warm living room with gas fireplace, ceiling 8 feet. Kitchen with central island, granite counter, 29 maple cabinet doors, beautiful dining room ideal for your receptions, a bathroom with a laundry room on the ground floor. 3 bedrooms upstairs, the master bedroom has a walk-in closet. Large beautiful bathroom.
Warm and well-appointed basement, large family room with slow combustions fireplace, 4th bedroom and powder room. Garage with wash tub and side entrance door
Property with very good energy efficiency, hot air heating system, electric filter, humidifier, heat recovery, thermo pump. Alarm system connected
Metal roof 2017 lifetime warranty
Vinyl covered shed. roof 2019
Propane Gas tank Rental \$96.58 per year.
Granite Kitchen Counter \$4828.95
Thermos windows \$2284.13
Metal Roof for Life \$24 949.57 Welcome !.

Sale with legal warranty

Seller's Declaration

Yes SD-10393

The deeds are in the seller's possession since 1999

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



Frontage



Back facade



Living room



Living room



Living room



Kitchen



Kitchen



Dining room



Dining room



Hall



Staircase



Bathroom



Bathroom



Bathroom



Master bedroom



Master bedroom



Bedroom



Bedroom



Bedroom



Basement



Basement



Powder room



Powder room