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Centris® No. 20463405 (Active)



\$439,000

**195 Rue St-Judes
 Chomedey (Laval)
 H7W 4G8**

Region Laval
Neighbourhood Others
Near Levesque O.
Body of Water

Property Type	Bungalow	Year Built	Unknown
Building Type	Detached	Expected Delivery Date	
Intergenerational	Yes	Seasonal	
Building Size	62.1 X 34.9 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area	1,497.58 sqft	Cert. of Loc.	Yes (2011)
Lot Size	90 X 60.10 ft	File Number	65005 8442 38 7658
Lot Area	5,480.98 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	1189869	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2018	Municipal	\$3,356 (2018)	Common Exp.	
Lot	\$174,500	School	\$736 (2018)	Electricity	
Building	\$169,200	Infrastructure		Oil	
		Water		Gas	
Total	\$343,700	Total	\$4,092	Total	

Room(s) and Additional Space(s)					
No. of Rooms	13	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Dining room	13.9 X 14.8 ft	Wood		
GF	Living room	13.11 X 11.6 ft	Wood		
GF	Bedroom	10.6 X 11.6 ft	Wood		
GF	Master bedroom	14.5 X 9.10 ft	Laminate floor		
GF	Kitchen	11.2 X 9.6 ft	Ceramic		
GF	Bathroom	7.1 X 9.10 ft	Ceramic		
GF	Living room	9.5 X 15 ft	Laminate floor		
GF	Laundry room	8.10 X 6.11 ft	Laminate floor		
GF	Bathroom	6.11 X 5.11 ft	Ceramic		
GF	Bedroom	8.10 X 12.10 ft	Laminate floor		
BA1	Family room	14.5 X 11.6 ft	Laminate floor		
BA1	furnace room	6.7 X 3.11 ft	Concrete		

BA1	Hall	6.7 X 10.10 ft
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Room(s) and Additional Space(s) - Intergenerational

No. of Rooms	5	No. of Bedrooms	0+2	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
BA1	Kitchen	17.1 X 23.4 ft	Laminate floor	+living room+ dining room	
BA1	Bedroom	11.2 X 13.1 ft	Laminate floor		
BA1	Bedroom	21 X 6.7 ft	Laminate floor		
BA1	Bathroom	5.11 X 8.9 ft	Ceramic		
BA1	Laundry room	7.7 X 6.7 ft	Ceramic		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	Heating - 2018 (\$4,000), Electricity - 2018 (\$2,000)
Foundation		Pool	
Roofing	Asphalt shingles	Parking	Driveway (4)
Siding		Driveway	Asphalt
Windows	Aluminum, PVC	Garage	
Window Type	Sliding	Carport	
Energy/Heating	Electricity	Lot	Fenced, Landscaped
Heating System	Electric baseboard units, Forced air	Topography	Flat
Basement	6 feet and more, Finished basement, Outdoor entrance	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	washing room (Basement 1)	View	
Fireplace-Stove		Proximity	Bicycle path, Daycare centre, Elementary school, High school, Highway, Park, Public transportation, Boat watering on the Prairie River
Kitchen Cabinets	Melamine	Building's Distinctive Features	Intergenerational - Side-by-side
Equipment/Services	Wall-mounted heat pump	Energy efficiency	

Inclusions

2 refrigerators, 2 stoves, 2 washing machines, 2 clothes dryers, 1 wall heat pump on ground level, shed. The included are given without legal guarantee.

Exclusions

Broker - Remarks

Large house with intergenerational possibility side by side. Private entrance to the basement and upstairs. The central oil furnace has just been replaced by an electric furnace on 2018- 11-04, the electrical input has been modified accordingly.

Sale with legal warranty

Seller's Declaration

Yes SD-07273

The deeds are in the seller's possession since 2018, A new location certificate will be prepared at the seller's expense

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



Dining room



Kitchen



Dining room



Overall view



Living room



Living room



Living room



Overall view



Bathroom



Master bedroom



Bedroom



Overall view



Living room



Living room



Laundry room



Bathroom



Bedroom



Exercise room



Balcony



Frontage



Frontage



Frontage