



**Suzanne Haj-Hussein**, Certified Residential and Commercial Real Estate Broker AEO  
**FUTUR IMMO**  
 Real Estate Agency  
 684, Ch. du Bord de l'Eau  
 Sainte-Dorothée (QC) H7X 1V6  
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**Centris No.** 10259471 (Active)



**\$799,000**

**669 Ch. du Bord-de-l'Eau  
 Laval (Sainte-Dorothée)  
 H7X 1V5**

**Region** Laval  
**Neighbourhood** East Islemère  
**Near** Mtée Gravel  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	2006
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	34 X 36 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2009)
<b>Lot Size</b>	58 X 62 ft irr	<b>File Number</b>	
<b>Lot Area</b>	4,216 sqft	<b>Occupancy</b>	120 days PP/PR Accepted
<b>Cadastre</b>	3707669	<b>Deed of Sale Signature</b>	60 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2022	<b>Municipal</b>	\$3,867 (2022)	<b>Common Exp.</b>	
<b>Lot</b>	\$146,400	<b>School</b>	\$460 (2022)	<b>Electricity</b>	
<b>Building</b>	\$356,100	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$502,500	<b>Total</b>	\$4,327	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	10	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	16.2 X 23.5 ft irr	Wood	Fireplace-Stove. Foyer	
GF	Dining room	10.9 X 9.7 ft irr	Ceramic		
GF	Kitchen	10.9 X 11.2 ft irr	Ceramic		
GF	Bathroom	5.7 X 11.4 ft	Ceramic		
2	Primary bedroom	15.8 X 10.6 ft	Wood		
2	Bedroom	10.3 X 10.2 ft	Wood		
2	Bedroom	9.6 X 11.8 ft	Wood		
2	Bathroom	9.2 X 9.2 ft	Ceramic		
BA1	Family room	15.8 X 21.2 ft irr	Ceramic		
BA1	Playroom	8.2 X 8.5 ft irr	Ceramic		
BA1	Powder room	11 X 5 ft	Ceramic	washing room	

## Features

<b>Sewage System</b>	Municipality
<b>Water Supply</b>	Municipality
<b>Foundation</b>	Poured concrete
<b>Roofing</b>	Asphalt shingles
<b>Siding</b>	Aggregate
<b>Windows</b>	Aluminum
<b>Window Type</b>	Casement, Sliding
<b>Energy/Heating</b>	Electricity
<b>Heating System</b>	Electric baseboard units, Forced air
<b>Basement</b>	6 feet and more, Finished basement
<b>Bathroom</b>	Ensuite bathroom
<b>Washer/Dryer (installation)</b>	Powder room (Basement 1)
<b>Fireplace-Stove</b>	Wood fireplace
<b>Kitchen Cabinets</b>	Wood
<b>Equipment/Services</b>	Air exchange system
<b>Restrictions/Permissions</b>	

## Rented Equip. (monthly)

## Renovations

## Pool

## Parkg (total)

Driveway (3), Garage (1)

## Driveway

Asphalt

## Garage

Attached, Heated, Single width

## Carport

## Lot

Fenced

## Topography

Flat

## Distinctive Features

## Water (access)

## View

## Proximity

Bicycle path, Commuter train, Daycare centre, Elementary school, Golf, Highway, Park

## Building's Distinctive

## Features

## Energy efficiency

## Inclusions

Blinds, Fixtures, Dishwasher

## Exclusions

## Broker - Remarks

Highly sought after area of Laval, you will be charmed by this pretty cottage and by the calm and beauty of the neighborhood, parks, schools, etc. Surrounded a few km from the highway 13, the 440, Mega center Ste-Dorothée, the station of future location of the Metropolitan Electrical Network. Good quality interior finish, Exotic Brazilian wood floors in the bedrooms, the staircase and the ground floor, many kitchen cabinets with granite countertop, very large living room with slow combustion wood fireplace. 3 good size bedrooms upstairs, fully finished basement with a very large family room. Large fenced yard with a large part of paving stone

## Sale with legal warranty

## Seller's Declaration

Yes SD-61800

The deeds are in the seller's possession since 2013

## 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



Living room



Dining room



Living room



Overall view



Overall view



Living room



Overall view





Staircase



Kitchen



Kitchen



Kitchen



Powder room



Overall view



Overall view



Bathroom



Bathroom



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Family room