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Centris No. 28520840 (Active)



\$479,000

**623 Rue Filiatrault
 Laval (Sainte-Dorothée)
 H7X 2J3**

Region Laval
Neighbourhood East Islemère
Near Marsil
Body of Water rivière des Prairies

Property Type	Bungalow	Year Built	1966
Building Type	Detached	Expected Delivery Date	Seasonal
Intergenerational		Reposess./Judicial auth.	No
Building Size	30.7 X 36.2 ft irr	Trade possible	
Living Area		Cert. of Loc.	Yes (1990)
Building Area	1,104.38 sqft	File Number	65005 8042 27 6076
Lot Size	70 X 92.8 ft irr	Occupancy	2021-07-01
Lot Area	5,649.97 sqft	Deed of Sale Signature	30 days PP/PR Accepted
Cadastre	1194896		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2020	Municipal	\$2,936 (2020)	Common Exp.	
Lot	\$174,400	School	\$526 (2020)	Electricity	\$2,376
Building	\$160,800	Infrastructure		Oil	
		Water		Gas	
Total	\$335,200	Total	\$3,462	Total	\$2,376

Room(s) and Additional Space(s)					
No. of Rooms	13	No. of Bedrooms	2+1	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Kitchen	13.3 X 9.5 ft	Ceramic	granite countertop	
GF	Dining room	15.9 X 9.6 ft	Wood		
GF	Living room	15.3 X 10.4 ft	Wood	Bay window	
GF	Master bedroom	11.3 X 13 ft	Wood		
GF	Bedroom	10.4 X 9 ft	Concrete		
GF	Bathroom	8 X 6.4 ft	Wood	Oiled wood flooring	
BA1	Hall	6.5 X 8.4 ft	Ceramic	Ground level	
BA1	Bedroom	10.1 X 12.11 ft irr	Laminate floor		
BA1	Family room	14.6 X 15 ft	Laminate floor		
BA1	Playroom	11.1 X 16.11 ft	Laminate floor		
BA1	Powder room	4 X 5 ft	Ceramic		
BA1	Bathroom	5.8 X 10.9 ft	Ceramic	Washing room + shower	
BA1	Cellar/Cold room	7.8 X 3.2 ft	Concrete		

BA1	Cedar dress wardrobe	3.2 X 6 ft	Wood
BA1	Furnace room	13.10 X 9.9 ft	Concrete
Additional Space			Size
Balcony			8 X 8 ft
Shed			8.5 X 14 ft
Shed			8 X 8 ft
Carport			25 X 12 ft
Driveway			16 X 17 ft irr

Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	Kitchen - 1993, Fenestration - 2019, Floor - 2005, Roof covering - 2019, Bathroom - 2012, hot water tank - 2020
Foundation	Poured concrete	Pool	Inground, Pavé uni all around
Roofing	Elastomeric membrane	Parkg (total)	Driveway (2), Carport (1)
Siding	Brick	Driveway	Paving stone
Windows	Aluminum, PVC	Garage	
Window Type	Casement, Sliding	Carport	Attached, Pavé uni
Energy/Heating	Electricity	Lot	Fenced, Piqued land
Heating System	Forced air	Topography	Flat
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Separate shower	Water (access)	Access (River), Navigable, Several municipal accesses
Washer/Dryer (installation)	Bathroom (Basement 1)	View	
Fireplace-Stove		Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation, Des Prairies river access
Kitchen Cabinets	Thermoplastic, granite countertop	Building's Distinctive Features	
Equipment/Services	Central air conditioning, Central vacuum cleaner system installation, Alarm system, Centralized humidifier	Energy efficiency	

Inclusions
Stores, fixtures, gazebo, 2 sheds, swimming, pool accessories, dishwasher, central vacuum cleaner and accessories, ground floor bathroom furniture, basement pool table and alarm system. The included are given without legal guarantee of quality.

Exclusions
The two stainless steel valences in the kitchen.

Broker - Remarks
A turnkey house, immaculate, in one of the most search area of Laval. The valuation does not represent the condition of this property. A 4th room can be set up in the basement at a low cost. Your customers will fall in love. Make it quick.

Addendum
Very nice property well maintained over the years. Near the municipal access to the des Prairies River by Terrasse Cyr street.

Renovations over the years
-Kitchen cabinets with granite countertops - 1993
-Windows - 1994
-Change thermos in windows - 2012 to 2019
-Bathroom of the 1st floor (bath on feet) - 2004

-General renovations of the 1st floor - 2005
-Water room, laundry room and basement shower - 2012
-Gateway - 2012
-Roof and gutters with gutter protector ' 2019
-Hot water tank - 2020

Sale with legal warranty

Seller's Declaration

Yes SD-31799

The deeds are in the seller's possession since 1990, The includes are given without legal garanti of quality

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



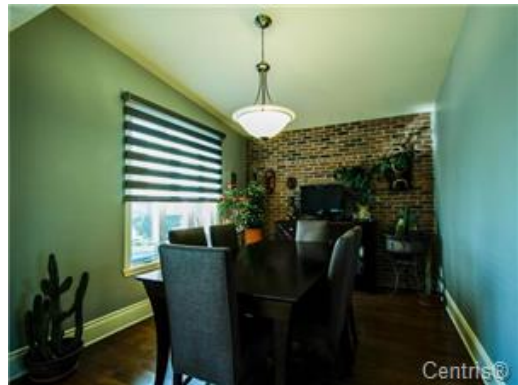
Kitchen



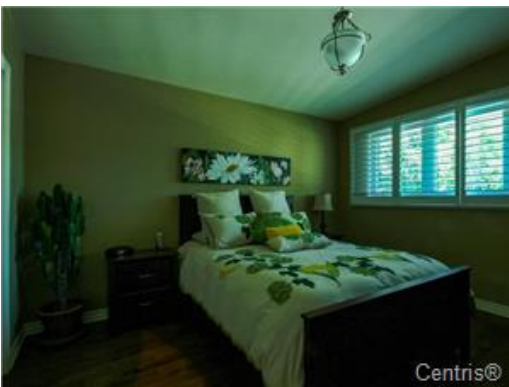
Kitchen



Dining room



Dining room



Master bedroom



Master bedroom



Master bedroom



Bedroom



Living room



Living room



Hall



Bathroom



Family room



Family room



Bedroom



Powder room



Bathroom



Bathroom



Laundry room



View



Frontage



Back facade