

1281Z Ch. du Bord-de-l'Eau, Laval (Sainte-Dorothée)

Reference: 10253932



\$ 749,800

4 Bedrooms 1 Bathroom 1 797 ft²



Zeina Khalil
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Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3



+1 514.933.3235
quebec@barnes-international.com

Bedrooms : 4

Bathrooms : 1.0

Rooms : 13

Plot size : 1 797 ft²

Construction : 2010

Ideally located, this warm, impeccable and clean townhouse is located a few steps from one of the most famous schools in Laval, École Les Trois-Soleils. Designed over 4 floors, it offers attractive and perfect divisions for a young family. A real jewel, meticulously maintained over the years, where we find a completely zen atmosphere! It has a central heat pump, a magnificent rear terrace, large double garage. Magnificent location in Ste-Dorothée, 3 steps from the "Place Jolibourg" shopping center where there is a convenience store, a pharmacy, a medical center, etc... Close to a daycare center, public transport, 3 to 5 minutes from the Ste-Dorothée train station as well as the Île Bigras train station, and above all easy and quick access to the main highways such as the 440, 13 and 15.

Renovations and improvements :

New floors in the basement were installed in 2016.

In 2020, the gutters were cleaned up.

Fall 2021, all indoor and outdoor garage drains were cleaned up by a professional company.

Summer 2022: the common driveway was resealed, as well as all the metal beams were sanded and repainted, and the crepi was resurfaced.

Summer 2019-2020 the deck was re-sanded and stained.

In 2016: Kitchen counters were extended and changed, the sink and the faucet were replaced, more cabinets were added as well. New range hood.

Also spot lights were added in the whole house except for the basement.

The powder room vanity was replaced and a cabinet was added, as well as a backsplash.

A new vanity was replaced with double sinks, as well as cabinet were added and backsplash.

The kids closets were custom made as well as the master bedroom. A long custom made

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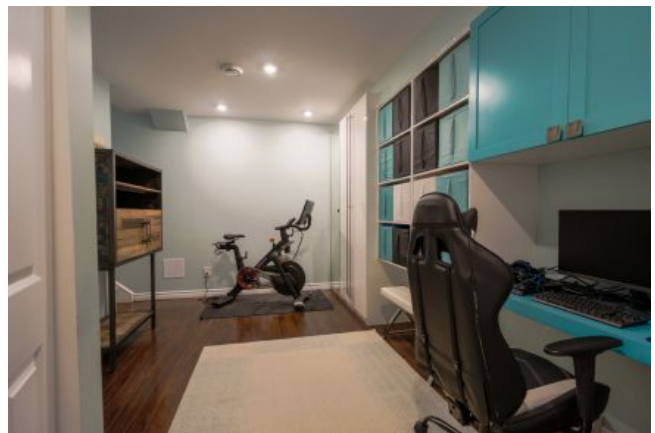
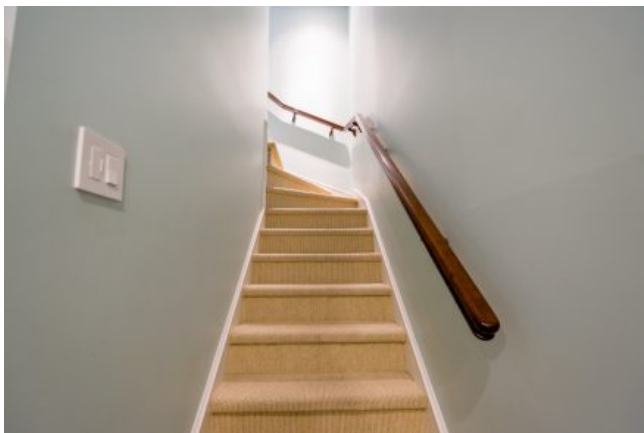


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banquette was added at the mezzanine.

Custom storage units with cabinets plus “Ikea” closet in basement.

****Commun fees 145 \$ per month****



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