

## 2645 Rue des Pintades Laval (Sainte-Rose) (Laval)

Reference: 17872377



**\$ 998,000**

4 Bedrooms 2 Bathrooms 4 596 ft<sup>2</sup>



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Informations non contractuelles

**BARNES Québec**  
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Bedrooms : 4

Bathrooms : 2

Rooms : 15

Shower rooms : 1

Plot size : 4 596 ft<sup>2</sup>

Construction : 1988

Stunning property in the highly sought-after Champfleury area. Filled with natural light, it features an impressive open-concept layout upon entry, with clear views leading to the backyard. The spacious living room flows into a refined kitchen with a large island, perfect for entertaining. Offers 3 bedrooms upstairs, 1 in the basement, 2 full bathrooms, and 1 powder room. Private, landscaped yard with spa and sauna. High-end finishes, exceptional comfort, flexible occupancy. A true gem!

Carefully maintained and renovated over the years, this property offers a warm, harmonious, and family-friendly living environment in the heart of the sought-after Champfleury area.

Open-concept living space filled with natural light thanks to abundant windows, overlooking the open backyard  
Spacious and inviting living room with a wood-burning fireplace  
Large, well-appointed kitchen with ample storage, a generous granite island, and plenty of workspace  
Open wood staircase overlooking the living area, creating a beautiful visual connection with the living room and smooth flow between floors  
Three (3) spacious and bright bedrooms located on the same level  
Custom-built office space  
Primary bedroom with a large cedar walk-in closet and ensuite bathroom  
Very spacious main bathroom with a freestanding tub, glass shower, and double vanity  
Fully finished basement featuring a family room, a versatile bedroom (office or playroom), and a full bathroom with laundry area  
Two parking spaces with uni-stone paving

**BACKYARD:** Expansive, fully fenced backyard with high-end landscaping, featuring uni-stone and grassy areas, a relaxation space with spa (jacuzzi) and sauna, as well as a landscaped vegetable garden—perfect for entertaining and for children

#### INTERIOR RENOVATIONS:

The interior underwent major renovations in 2016, including a complete kitchen with granite countertops, renovated bathrooms, columns and window casings, cedar closets in all bedrooms, recessed lighting, replacement of doors and windows, hardwood floors on the main and upper levels, engineered wood in the basement, stairs and railings, wood-burning

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fireplace, custom blinds, cedar cabinetry and storage in the basement, Duovac central vacuum system, electrical panel, Goodman furnace, central heat pump, air exchanger, two sump pumps, and full interior repainting.

Maintenance work was also carried out, including resealing of exposed aggregate, caulking, roof refurbishment, as well as chimney inspection and waterproofing.

#### PRIME LOCATION

Champfleury! A perfect balance of tranquility, convenience, and family-oriented living, while being close to schools, parks, bike paths, and essential services.

Walking distance to École des Cardinaux, École L'Envolée, Parc Champfleury, and numerous trails  
Quick access to major highways (15, 440, 640, and 117)  
Bus stop just steps away (quick access to metro and train, approximately 15 to 20 minutes)  
Community center for children and adults (Association des résidents de Champfleury)

#### ADDITIONAL NOTES:

Flexible occupancy date and signing of the deed of sale  
Room and exterior dimensions are not guaranteed  
Possibility to purchase excluded items separately

Included : Blinds, central vacuum and accessories, sauna, spa, shed, gazebo, custom cabinets in the family room and basement bedroom, water heater, lawn fertilization and pest control contract with Le Génie en Herbe (paid for next season)

Excluded : Sellers' personal belongings. Items for sale: Refrigerator, dishwasher, stove, microwave, washer, dryer, 3 TVs, 3 Bell receivers, and any furniture remaining in the property



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