

4450 Prom. Paton #114 Laval (Chomedey) (Laval)

Reference: 26033664



\$ 1,595,000

3 Bedrooms 2 Bathrooms 1 959 ft²



Marie-Claude Bergeron
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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 : 3

Bathrooms : 2

Rooms : 10

Property area : 1 959 ft²

Construction : 1991

Floor : 1

Floors : 12

Exceptional property in the rotunda of L'Héritage at Île Paton, offering a 180° panoramic river view that gives the sensation of being on a private yacht from inside the condo. Fully renovated in 2020, this modern space features 3 bedrooms and 10-foot ceilings, enhancing light and volume. The spacious terrace showcases the breathtaking panorama. Three garages, two electric charging stations, and two storage spaces complete this unique waterfront gem.

Although the condo is on the ground floor, it is not at street level but elevated above the townhouses, offering a spectacular 180-degree river view.

ENTRY / LIVING / DINING

- 7-inch white oak engineered flooring- Custom built-in furniture and storage- 24×48-inch porcelain tiles- Heated floors under the porcelain (2 zones separating the entry and kitchen)- German picture-hanging system for artwork

KITCHEN

- Custom cabinetry with waterfall quartz countertops (Roc'Artz)- Heated floors- JennAir Black Series appliances- 36-inch induction cooktop- Elica charcoal filter hood- 36-inch kitchen sink; Blanco faucet (2025)

BATHROOMS (2)

- Showers with multi-jet stainless steel columns- Bathtub and Vanico Maronyx vanities/cabinets- Heated towel racks- Heated floors, including in showers- 24×48-inch porcelain tiles and mosaics- Japanese American Standard toilet in the bathroom near the primary bedroom- Japanese-style bowl in the other bathroom

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BEDROOMS (3)

- 7-inch white oak engineered flooring- German picture-hanging system for artwork- Custom closets- Motorized Somfy blinds

Ceilings were raised where possible (entry, hallway, walk-in, bathrooms).

8-foot solid doors with German hardware.

All sprinklers have been replaced.

Custom furnishings by Stil Design.

HERITAGE AMENITIES

- Security concierge- 2 guest suites available for a fee- Indoor and outdoor pools- Fitness center- Squash courts- Indoor badminton- Sauna- Whirlpool- Reception room with kitchen and powder room- Library- Billiard table- Table tennis- Walking trails- Private recreational park for the 6 buildings on Île Paton: tennis courts, pickleball, pétanque, picnic tables, etc.- Option to rent a dock for a boat

NEARBY SERVICES

- Public transport on Promenade des Îles- Bike paths- Grocery stores- Restaurants- Banks- Pharmacies- Shopping centers- Renowned golf clubs- 15 minutes from the airport

Special Contributions: Special budget – reserve fund – elevators (\$2,066.28 paid by the sellers)

Although there are already 2 electric car charging stations, the sellers paid \$2,415.15 to plan for the installation of a building-wide charging station.

An exceptional quality of life awaits you in this privileged environment!

Included : JennAir Black Series appliances (the refrigerator/freezer column pair, double built-in oven/microwave, 36-inch induction cooktop); KitchenAid dishwasher; Elica kitchen hood; Whirlpool Duet Steam washer and dryer; German picture-hanging system; Somfy motorized blinds in the 3 bedrooms and kitchen; blinds in the living and dining rooms; Duovac central vacuum; water leak detector; 2 electric charging stations: 1 Tesla and 1 standard.





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