

471 Rue Blaise Laval (Fabreville) (Laval)

Reference: 27534125



Sold

3 Bedrooms 1 Bathroom 3 584 ft²



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Informations non contractuelles

BARNES Québec
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Bedrooms : 3

Bathrooms : 1

Rooms : 8

Shower rooms : 1

Plot size : 3 584 ft²

Construction : 1987

Charming turnkey semi-detached cottage, located on a quiet street close to all amenities. Bright living space with large windows, welcoming living room, modern kitchen, and dining area with a patio door leading to a spacious deck. Beautifully landscaped backyard with a semi-inground pool. The property offers 3 bedrooms, including one in the finished basement with a family room. Garage and 2 parking spaces. Numerous renovations carried out over the years. A home that combines comfort, quality, and lifestyle.

WHAT YOU NEED TO KNOW:

The property has undergone numerous upgrades over the years, ensuring comfort, energy efficiency, and aesthetic appeal. Here is an overview of the major improvements:

INTERIOR Electrical panel replaced in 2021 Basement flooring replaced with heated floors in 2023 Wall-mounted heat pump (Daikin, 18,000 BTU) replaced in 2024 High-efficiency water heater replaced in 2024

EXTERIOR Asphalt shingle roof replaced in April 2008 (25-year warranty) Beautiful semi-inground cedar pool, with a new pump installed in 2021 and a fence installed in 2022 New shed in 2021 EV charging station installed in 2021 New lawn irrigation system in 2022 Improved leveling of the walkway in 2025

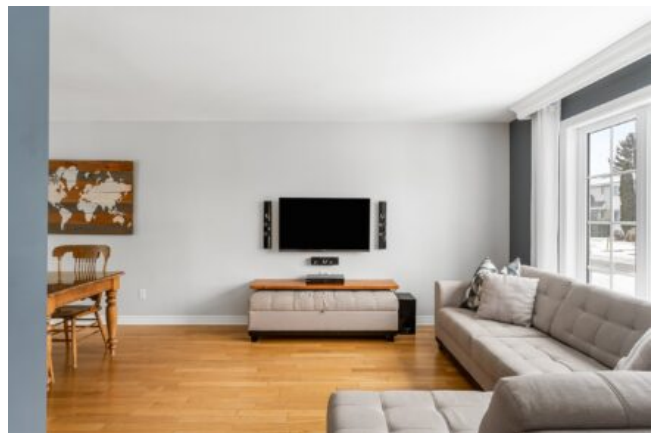
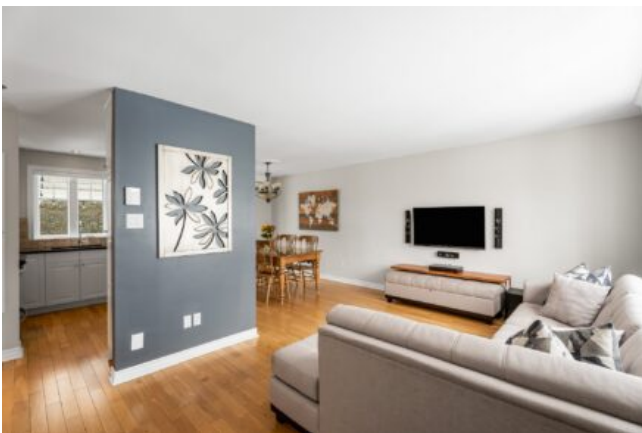
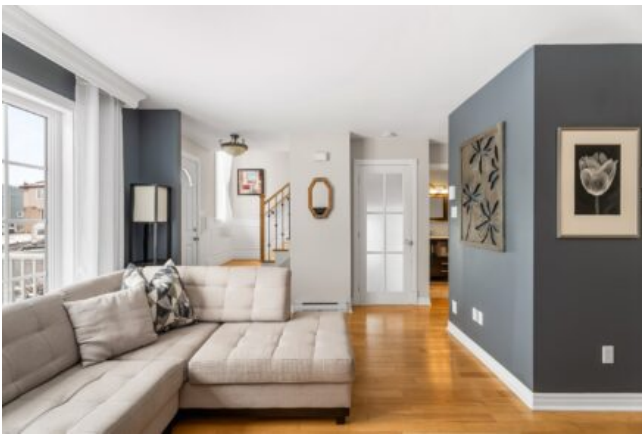
The carefully landscaped backyard is a true haven, perfect for fully enjoying the summer season. A property that has been meticulously maintained over the years.

The pool is sold without any legal warranty of quality, at the buyer's own risk. However, it is currently in very good working order and is sold as is, in the condition it is in at the time the deed of sale is signed.

Included : -Blinds, curtains, and curtain rods -Range hood and microwave -Dishwasher -Living room shelf under the TV -Living room TV wall mount (TV not included) -Pool accessories -Pool heat pump (2021)

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Excluded : -Washing machine -Dryer -Television -Outdoor furniture



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