BARNES INTERNATIONAL REALTY | Québec

# 6098 Rue des Sizerins Laval (Sainte-Rose) (Laval)

Reference: 22548469

**$ 1,098,000**

5 Bedrooms 2 Bathrooms 2 109 ft² / 5 457 ft²

**Joanie Toutant**
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Informations non contractuelles

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|---|---|---|
| Bedrooms : 5 | Bathrooms : 2 | Rooms : 17 |
| Shower rooms : 2 | Property area : 2 109 ft² | Plot size : 5 457 ft² |

Construction : 2001

A rare turnkey property offering exceptional care, a highly desirable location, and outstanding lifestyle features. Ideal for a family seeking comfort, space, and peace of mind in a quiet, established neighbourhood close to all services.

Additional inclusions: Rattan furniture from the sunroom (1 loveseat, 2 swivel rocking chairs, 1 coffee table, and 2 side tables). The office ceiling fan. Cabinets in the basement storage room, except those specifically listed in the exclusions. Hanging plants in the den, all shelving/storage units in the three walk-in closets, and the additional storage unit in the den closet.The gray garage cabinets. 10′ x 12′ metal gazebo on the outdoor patio. Garage door opener and motor. Alarm system. 6 drawers cabinet in the basement bedroom.Further exclusions:The decorative birdcage in the den. Televisions and wall mounts. Washer and dryer. You've been waiting for it–here it is! This charming 5-bedroom home is located in a safe, family-friendly neighbourhood. In the highly sought-after Champfleury neighbourhood, this immaculate 5-bedroom property offers an exceptional lifestyle close to schools, everyday amenities and major transportation routes.Nestled on a quiet crescent with local traffic only, the home enjoys a prime location where the street is used primarily by residents and their visitors, providing peace, safety and an outstanding quality of life.Meticulously maintained over the years, this residence stands out for its impeccable condition. No major renovations are required–simply move in and enjoy.The well-designed interior features 5 bedrooms, 2 full bathrooms and 2 powder rooms. Abundant storage solutions, thoughtfully planned for maximum functionality, will easily meet the needs of a growing family.The heart of the home, this timeless kitchen offers exceptional functionality, abundant storage and quality finishes. Equipped with high-end appliances included in the sale, it is perfectly suited for both everyday living and entertaining. The bright breakfast area, enhanced by natural light and pleasant views of the solarium, creates a warm and inviting space for family meals and gatherings.This beautiful three-season solarium extends the living space and provides a wonderful setting to enjoy views of the backyard from spring through fall. It is the perfect place to relax, entertain or unwind in comfort.Outside, the mature and beautifully



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landscaped backyard is a true private retreat. The salted heated in-ground pool, gazebo and inviting outdoor living areas create the ideal setting for enjoying summer days with family and friends.An attached single garage adds convenience, sheltered parking and valuable additional storage space.Several high-end appliances are included, adding significant value to this turnkey property.A rare opportunity to own a meticulously maintained home in one of Laval's most desirable neighbourhoods.

Included : Built-in JENN-AIR refrigerator, Kenmore Elite range, Fisher & Paykel double-drawer dishwasher, built-in Miele compact oven, range hood, light fixtures, solar shades and curtains, central vacuum system and accessories. Metal workbench in the garage with melamine cabinets above. Whirlpool refrigerator in the garage.(see Addenda for additional inclusions).

Excluded : Valances and curtains in the primary bedroom and office. Four (4) decorative mirrors (in the powder room adjacent to the den, at the top of the staircase, above the matching black cabinet, and above the basement vanity). The electric fireplace in the sunroom. All framed artwork and decorative items. Two (2) white cabinets in the basement storage room. Office furniture in the office (see Addenda for further exclusions).



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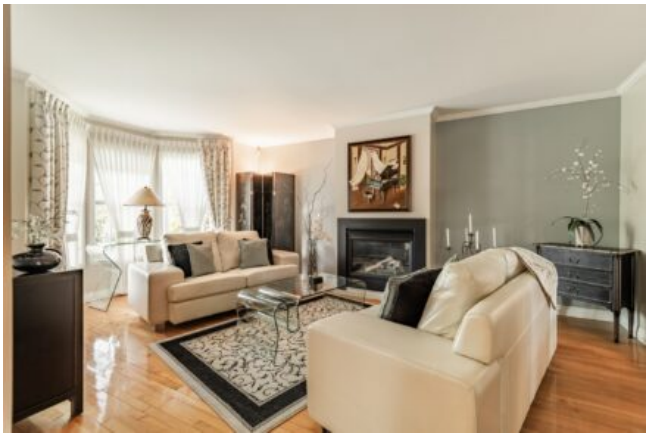

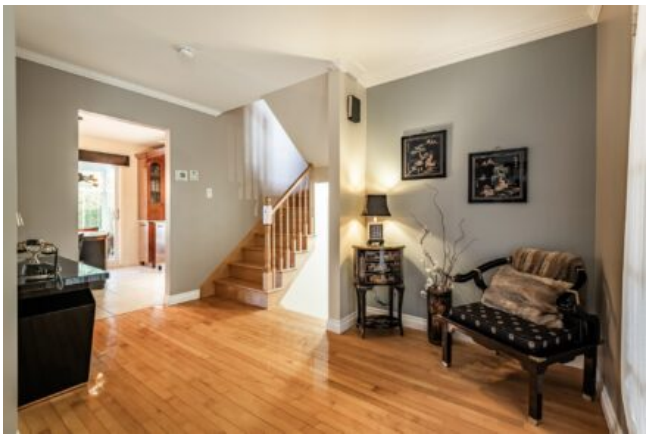

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