

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

Reference: 21169655



\$ 4,900 per Month

4 Bedrooms 2 Bathrooms 4 596 ft²



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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 : 2

Rooms : 15

Shower rooms : 1

Plot size : 4 596 ft²

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-oriented living environment in the highly sought-after Champfleury area. Every detail has been thoughtfully designed to create a welcoming space, perfect for everyday living, entertaining, and enjoying all seasons in a peaceful setting.

PRIME LOCATION

Champfleury! The perfect balance between tranquility, convenience, and family-friendly living, while remaining close to schools, parks, bike paths, and essential services.

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

ADDITIONAL CONDITIONS:

- The tenant must obtain and maintain, at their own expense, liability insurance of a minimum of \$2,000,000 for the entire term of the lease. Proof of insurance must be provided prior to occupancy and upon request during the lease term.- The tenant shall provide, to the satisfaction of the landlord: a credit report, proof of employment, the last three (3) pay stubs, and, if required, proof of funds. Proof of opening an account with Hydro-Québec must be provided prior to occupancy.- The tenant acknowledges having reviewed and agrees to comply with the building or co-ownership rules and regulations and shall be responsible for

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any fees or penalties resulting from non-compliance.- The property, including all inclusions, must be returned in the same condition as at the time of occupancy, subject to normal wear and tear.- Smoking, vaping, or the consumption, cultivation, transformation, or possession of cannabis, drugs, or any illicit substances is strictly prohibited in the unit, the building, and the premises.- No modifications to the property are permitted without the landlord's prior consent.- Any subletting, of any kind, including short-term rentals (e.g., Airbnb), is strictly prohibited.- If there is more than one tenant, they shall be jointly and severally liable for the payment of rent and the fulfillment of all lease obligations.- The promise to lease forms an integral part of the lease.- The spa and sauna are included without replacement warranty. In the event of a breakdown, repairs shall be at the tenant's expense.

Included : Blinds, central vacuum and accessories, sauna, spa, shed, gazebo, custom-built 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), refrigerator, dishwasher, stove, microwave, washer, dryer, the 3 TVs, the 3 Bell receivers, and the remaining furniture in the property.

Excluded : Effets personnels des propriétaires



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