

FOR SALE

\$869,754 + GST/QST (\$1,000,000)¹



DESCRIPTION

Newly built, never-lived-in detached cottage with double garage in Laval-Ouest. Bright open-concept layout with large windows, pot lights throughout, and a 7-ft quartz island. Patio door from dining room leads to a wraparound wooden deck, plus a side exterior door from the kitchen. Upstairs: 3 bedrooms and a laundry room. Primary suite with walk-in and ensuite featuring freestanding tub, glass shower, and double vanity. Second bath with quartz and glass shower. Basement potential for family room and bedroom. GCR warranty. Approx. 6 min to REM.

INCLUSIONS

All light fixtures, two garage door openers with remote controls, heat pump, hot water tank, rough-in for central vacuum, and air exchanger.

¹ The total price includes GST, QST and refunds if the buyer qualifies. Tax refunds for new properties or those that have undergone substantial renovations are available only to individuals, under certain conditions.

KEY DETAILS

Property Type	Two or more storey
Building Type	Detached
Year Built	2024, New
No. of Rooms	6
No. of Bedrooms (above ground + basement)	3+0
No. of Bathrooms and Powder Rooms	2+1
Building Size	40.9 X 39.8 ft irr
Lot Size	67.4 X 77 ft irr
Lot Area	5,535.88 sqft
Parkg (total)	Driveway (2), Garage (2)
Garage	Built-in, Double width or more, Heated
Basement	6 feet and more, Partially finished
Heating System	Forced air
Occupancy	15 days PP/PR Accepted
Taxes (total)	\$5,495

ADDENDUM

The property is a newly constructed home covered by the Garantie de construction résidentielle (GCR) new home warranty program.

The basement is currently unfinished and offers the possibility of creating a family room, additional bedroom and bathroom.

Landscaping, lawn, and driveway are not completed. The seller is open to completing these items, subject to negotiation and written agreement regarding scope and costs.

The property is located approximately 6 minutes by car from the REM Sainte-Dorothée station, providing convenient commuter access.

The property has never been lived in.

Measurements, dimensions, and surface areas described in the listing are approximate and should be verified by the buyer.

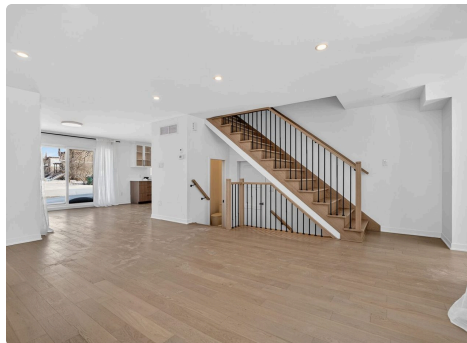
Photos 1, 3, 5, 10, 17, 22, and 24 are AI-generated and are for illustration purposes only, to provide an idea of the property once furnished.

Sale with legal warranty of quality

PHOTOS



Living room



Living room



Living room





Dining room



Dining room



Kitchen



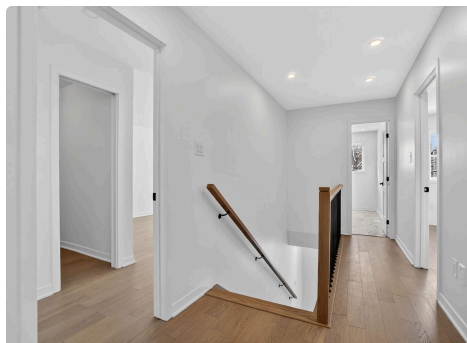
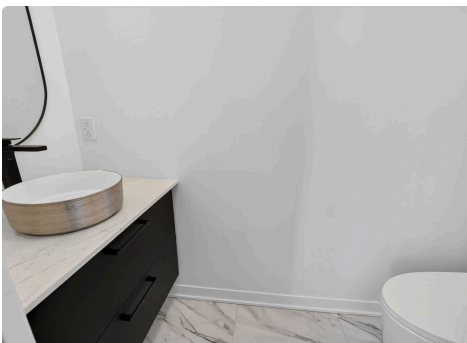
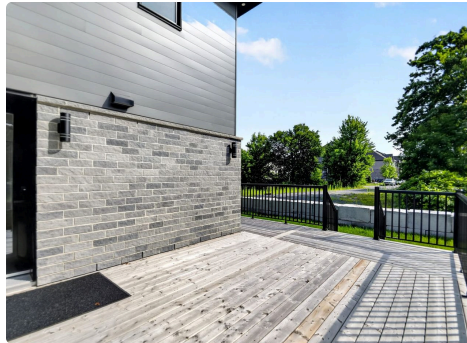
Kitchen

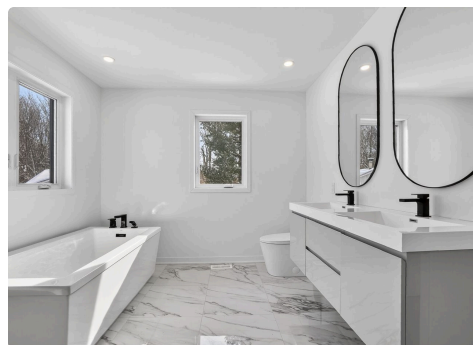
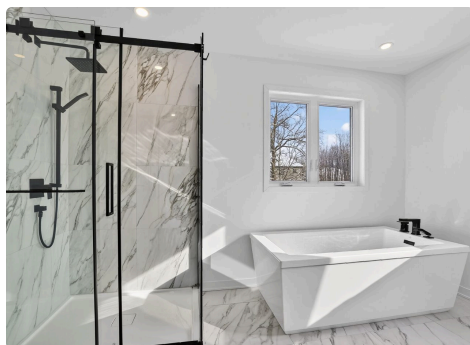
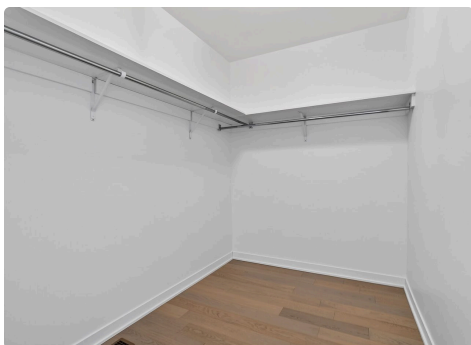


Kitchen



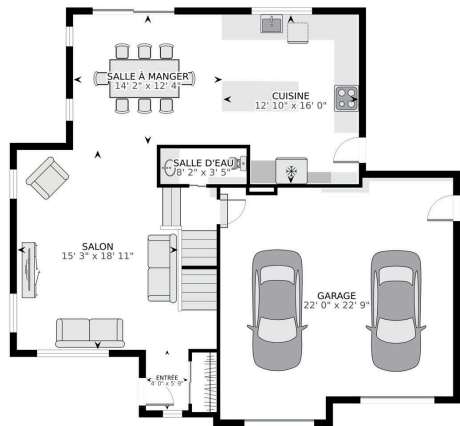
Kitchen





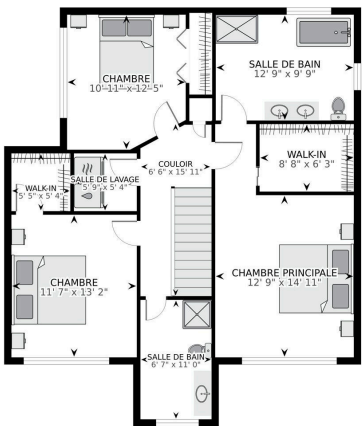
FLOOR PLANS

PLANCHER PRINCIPAL Aire Int. 1258 pi²



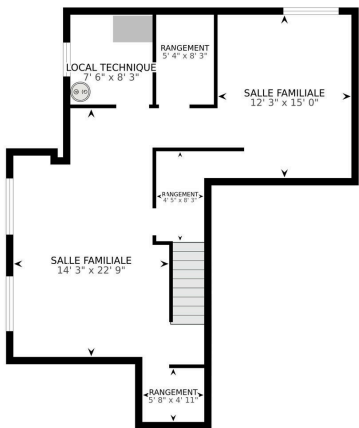
0.26.29 Toutes les mesures et dimensions sont approximatives et sont fournies à titre informatif uniquement. Elles ne doivent pas être considérées comme un substitut à un avis professionnel ou à une évaluation précise.

DEUXIÈME ÉTAGE Aire Int. 968 pi²



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SOUS-SOL Aire Int. 714 pi²



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