



Carole Lahaise, Residential Real Estate Broker
ROYAL LEPAGE HUMANIA
 Real Estate Agency
 43, rue Saint-Eustache
 Saint-Eustache (QC) J7R 2L2
<https://www.carolelahaise.com>

514-609-4351 / 450-472-7730
 Fax : 450-434-1344
clahaise@royallepage.ca



Centris® No. 24519241 (Active)

(CPP 2018-11-02)



\$219,000

**103 Rue Beaupré
 Sainte-Thérèse
 J7E 4M3**

Region Laurentides

Neighbourhood Central (Old)

Near

Body of Water

Property Type	Split-level	Year Built	1973
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	37 X 25 ft	Reposess./Judicial auth.	Repossession
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size		File Number	
Lot Area	6,717.75 sqft	Occupancy	45 days PP/PR Accepted
Cadastre	3 007 279	Deed of Sale Signature	45 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment

Year	2018
Lot	\$111,400
Building	\$108,100

Taxes (annual)

Municipal	\$2,253 (2018)
School	\$202 (2018)
Infrastructure	
Water	

Expenses/Energy (annual)

Common Exp.	
Electricity	
Oil	
Gas	

Total	\$219,500	Total	\$2,455	Total	
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Room(s) and Additional Space(s)

No. of Rooms	11	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	13 X 12.6 ft	Parquetry		
GF	Dinette	10 X 10 ft	Ceramic		
GF	Kitchen	10 X 8.3 ft	Ceramic		
2	Master bedroom	13.3 X 10.4 ft	Parquetry		
2	Bedroom	9.1 X 9.10 ft	Parquetry		
2	Bedroom	12.5 X 8.6 ft	Parquetry		
2	Bathroom	10.4 X 5 ft	Ceramic		
BA1	Family room	22 X 11 ft	Laminate floor		
BA1	Office	9.8 X 10.9 ft	Carpet	low ceiling	
BA1	Powder room	9.4 X 5 ft	Ceramic		
BA1	Furnace	17.6 X 11 ft	Concrete		

Features		Rented Equip. (monthly)	
Sewage System	Municipality	Renovations	
Water Supply	Municipality	Pool	
Foundation		Parking	Driveway (3)
Roofing	Asphalt shingles	Driveway	Asphalt
Siding	Aluminum	Garage	
Windows		Carport	
Window Type		Lot	Bordered by hedges
Energy/Heating	Electricity	Topography	
Heating System	Forced air	Distinctive Features	
Basement		Water (access)	
Bathroom		View	
Washer/Dryer (installation)		Proximity	Bicycle path, CEGEP, Commuter train, Elementary school, High school, Highway, Hospital, Park, Public transportation
Fireplace-Stove		Building's Distinctive Features	
Kitchen Cabinets		Energy efficiency	
Equipment/Services			

Inclusions
No Inclusions, sold as is

Exclusions
As per vendor's Annex

Broker - Remarks
Property located in a family-oriented area of Ste-Thérèse. Close to all services and amenities, 5 minutes from the commuter train. Beautiful intimate backyard with shed, bordered by hedges! Ideal for first buyer or small family!

Addendum
-A Deposit of two thousand (\$ 2,000.00) via certified check payable to Royale LePage Classic in trust, is required with any offers submitted
-The Notary shall be appointed by the Seller without exception
-Allow a response period of 72 hrs irrevocable for any offer submitted.
-The Vendor's Annex is an integral part of the MLS sheet

Sale without legal warranty of quality, at the buyer's risk and peril
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Seller's Declaration	No
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Source
ROYAL LEPAGE CLASSIC, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises.
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Centris® No. 21402200 **(Active)**



\$222,000

150 Rue des Pèlerins

Oka

J0N 1E0

Region Laurentides

Neighbourhood

Near Picquet

Body of Water

Property Type	Two or more storey	Year Built	2008
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	36 X 28 ft irr	Reposess./Judicial auth.	Judicial authority
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size	132.1 X 102.9 ft irr	File Number	
Lot Area	9,974.91 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	5699451 Cadastre du Québec	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment

Year	2016
Lot	\$87,500
Building	\$209,500

Taxes (annual)

Municipal	\$2,689 (2017)
School	\$300 (2018)
Infrastructure	
Water	

Expenses/Energy (annual)

Common Exp.	
Electricity	
Oil	
Gas	

Total	\$297,000	Total	\$2,989	Total	
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Room(s) and Additional Space(s)

No. of Rooms	10	No. of Bedrooms	2+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Hall	6 X 5 ft	non fini		
GF	Powder room	5 X 10 ft	non fini	Espace lavage	
GF	Living room	12.3 X 11 ft	non fini		
GF	Dining room	14.1 X 10.11 ft	non fini		
GF	Kitchen	9.1 X 11.8 ft	non fini		
GF	Dinette	6.7 X 11.8 ft	non fini		
2	Master bedroom	17.4 X 12 ft irr	non fini	WI : 5.1 X 10.4	
2	Bedroom	14.2 X 10.2 ft irr	non fini		
2	Bathroom	12.3 X 9 ft	non fini		
BA1	sous-sol	33.2 X 22.5 ft irr			
Additional Space			Size		
Garage			21.3 X 11.4 ft		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parking	Driveway (4), Garage (1)
Siding	Brick, Pressed fibre	Driveway	Double width or more, Unpaved
Windows	PVC	Garage	Built-in, Single width
Window Type	Casement	Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	Flat
Basement	6 feet and more, Unfinished	Distinctive Features	No rear neighbours
Bathroom		Water (access)	
Washer/Dryer (installation)	Powder room (1st level/Ground floor)	View	View of the mountain
Fireplace-Stove		Proximity	Bicycle path, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Fire detector (not connected), Air exchange system	Energy efficiency	

Inclusions

Exclusions

Broker - Remarks

Cottage construction 2008. Très bien situé dans un secteur paisible et familial. Secteur homogène. Aucun voisin arrière. Propriété nécessitant beaucoup de finition car rénovations inachevées. Aucune finition intérieure. Finition extérieure arrière manquante ainsi que fenestration et porte de service. Parfait pour entrepreneur ou bricoleur avisé.

Addendum

Les visites se feront dans des blocs horaires pré-établis SEULEMENT. Veuillez consulter le courtier inscripteur pour plus d'informations.

****Instruction du huissier****

VENTE SOUS CONTRÔLE DE JUSTICE

Toute offre d'achat devra OBLIGATOIREMENT être complétée sur le formulaire fourni par le huissier.

Le délai d'acceptation devra être d'un minimum de 5 jours ouvrables

Prenez note qu'aucun document ne sera fourni et que les frais de radiation seront à la charge de l'acheteur (rubrique 3.1 de l'offre d'achat)

Veuillez noter qu'un DÉPÔT OBLIGATOIRE de 10 000\$ par chèque certifié ou traite bancaire au nom de (étude J.F. Bouchard inc en fidéicommiss) devra être remis avec toute offre d'achat.

TRÈS IMPORTANT: Les offres d'achat ne rencontrant pas toutes les conditions stipulés aux présentes ne seront pas considérées

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration

No

Source

RE/MAX V.R.P. INC., Real Estate Agency

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Centris® No. 23544718 **(Active)**



\$225,000

1095 Rue Versailles
Saint-François (Laval)
H7A 2A9

Region Laval
Neighbourhood
Near Montée du Moulin
Body of Water

Property Type Bungalow
Building Type Detached
Intergenerational
Building Size
Living Area
Building Area
Lot Size
Lot Area 6,930 sqft
Cadastre 1613731
Zoning Residential

Year Built 1963
Expected Delivery Date
Seasonal
Reposess./Judicial auth. Judicial authority
Trade possible
Cert. of Loc. No
File Number
Occupancy According to the leases
Deed of Sale Signature 30 days PP/PR Accepted

Municipal Assessment

Year 2018
Lot \$123,700
Building \$100,700

Taxes (annual)

Municipal \$2,054 (2018)
School \$461 (2018)
Infrastructure
Water

Expenses/Energy (annual)

Common Exp.
Electricity
Oil
Gas

Total \$224,400 **Total** \$2,515 **Total**

Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms		No. of Bathrooms and Powder Rooms	
10		3+2		2+0	
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	16.1 X 12.4 ft	Parquetry		
GF	Kitchen	13.5 X 12.5 ft	Ceramic		
GF	Master bedroom	12.1 X 10 ft	Parquetry		
GF	Bedroom	9.2 X 8.1 ft	Laminate floor		
GF	Bedroom	9.7 X 9.2 ft	Laminate floor		
BA1	Bathroom	9.10 X 8.7 ft	Ceramic		
BA1	Family room	17.1 X 12.1 ft	Ceramic		
BA1	Kitchen	12.1 X 10 ft	Ceramic		
BA1	Bedroom	11.7 X 9.3 ft	Laminate floor		
BA1	Bedroom	9 X 8 ft	Laminate floor		
BA1	Bathroom	12.4 X 11.2 ft	Ceramic		
Additional Space			Size		

Carport		9.10 X 9.10 ft			
Features <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top;"> Sewage System Water Supply Foundation Roofing Siding Windows Window Type Energy/Heating Heating System Basement Bathroom Washer/Dryer (installation) Fireplace-Stove Kitchen Cabinets Equipment/Services </td> <td style="width: 50%; vertical-align: top;"> Municipality Municipality Aluminum, PVC Casement, Sliding Electricity Electric baseboard units 6 feet and more, Finished basement Bathroom (Basement 1) </td> </tr> </table> Rented Equip. (monthly) Renovations Pool Parking Driveway Garage Carport Lot Topography Distinctive Features Water (access) View Proximity Building's Distinctive Features Energy efficiency Driveway (2), Carport (1) Asphalt Attached Bicycle path, Daycare centre, Elementary school, High school, Park, Public transportation				Sewage System Water Supply Foundation Roofing Siding Windows Window Type Energy/Heating Heating System Basement Bathroom Washer/Dryer (installation) Fireplace-Stove Kitchen Cabinets Equipment/Services	Municipality Municipality Aluminum, PVC Casement, Sliding Electricity Electric baseboard units 6 feet and more, Finished basement Bathroom (Basement 1)
Sewage System Water Supply Foundation Roofing Siding Windows Window Type Energy/Heating Heating System Basement Bathroom Washer/Dryer (installation) Fireplace-Stove Kitchen Cabinets Equipment/Services	Municipality Municipality Aluminum, PVC Casement, Sliding Electricity Electric baseboard units 6 feet and more, Finished basement Bathroom (Basement 1) 				
Inclusions s/o					
Exclusions Tous les biens du locataire.					
Broker - Remarks Vendu sans garantie légale, aux risques et périls de l'acheteur, l'annexe du vendeur fait partie intégrante du listing, le certificat de localisation aux frais de l'acheteur, acompte de 5% du montant de l'offre doit être accompagné avec la promesse d'achat. Le chèque payable à "L'Étude Jasmin et Associés, huissiers de justice en fidéicommiss"					
Addendum *vendu sans garantie légale, aux risques et périls de l'acheteur. *l'annexe A du vendeur fait partie intégrante de la fiche descriptive de l'immeuble. *aucun certificat de localisation ne sera fourni par le vendeur, aux frais de l'acheteur. *vente sous contrôle de justice *un acompte de 5% du montant de l'offre doit être accompagné avec la promesse d'achat. le chèque visé doit être payable à "l'Étude Jasmin et Associés, huissiers de justice en fidéicommiss"					
Sale without legal warranty of quality, at the buyer's risk and peril					
Seller's Declaration		Yes SD-94586			
Source GROUPE SUTTON EXCELLENCE INC., Real Estate Agency					
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Centris® No. 18329182 (Active)

(CPP 2018-10-31)



\$229,000

7 Rue du Mans
Blainville
J7C 4X8

Region Laurentides
Neighbourhood North
Near rue de Louviers
Body of Water

Property Type Bungalow
Building Type Detached
Intergenerational
Building Size 42 X 33 ft
Living Area
Building Area
Lot Size 47 X 101 ft irr
Lot Area 5,454 sqft

Cadastre 2658721

Zoning Residential

Year Built 1995
Expected Delivery Date
Seasonal
Reposess./Judicial auth. Judicial authority
Trade possible
Cert. of Loc. No
File Number
Occupancy 15 days PP/PR
 Accepted
Deed of Sale Signature 15 days PP/PR
 Accepted

Municipal Assessment

Year 2018
Lot \$82,100
Building \$174,600

Taxes (annual)

Municipal \$2,180 (2018)
School \$245 (2018)
Infrastructure
Water

Expenses/Energy (annual)

Common Exp.
Electricity
Oil
Gas

Total \$256,700 **Total** \$2,425 **Total**

Room(s) and Additional Space(s)

No. of Rooms	10	No. of Bedrooms	2+2	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	16 X 12.8 ft	Wood		
GF	Kitchen	11 X 8 ft	Ceramic		
GF	Dining room	14.6 X 8 ft	Ceramic		
GF	Master bedroom	12.6 X 10.4 ft	Wood		
GF	Bedroom	10 X 10 ft	Wood		
GF	Bathroom	9 X 8.4 ft irr	Ceramic		
BA1	Family room	14 X 12 ft	Wood		
BA1	Bedroom	12 X 12 ft	Tiles		
BA1	Bedroom	11.8 X 9.9 ft	Tiles		
BA1	Bathroom	8.3 X 8 ft			
BA1	Office	10 X 6 ft	Wood		
Additional Space			Size		

Garage					
Features <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> Sewage System Water Supply Foundation Roofing Siding Windows Window Type Energy/Heating Heating System Basement Bathroom Washer/Dryer (installation) Fireplace-Stove Kitchen Cabinets Equipment/Services </td> <td style="width: 50%; vertical-align: top;"> Municipality Municipality Aluminum, Brick Electricity Electric baseboard units 6 feet and more, Finished basement Wood stove </td> </tr> </table> Rented Equip. (monthly) Renovations Pool Parking Driveway Garage Carport Lot Topography Distinctive Features Water (access) View Proximity Building's Distinctive Features Energy efficiency				Sewage System Water Supply Foundation Roofing Siding Windows Window Type Energy/Heating Heating System Basement Bathroom Washer/Dryer (installation) Fireplace-Stove Kitchen Cabinets Equipment/Services	Municipality Municipality Aluminum, Brick Electricity Electric baseboard units 6 feet and more, Finished basement Wood stove
Sewage System Water Supply Foundation Roofing Siding Windows Window Type Energy/Heating Heating System Basement Bathroom Washer/Dryer (installation) Fireplace-Stove Kitchen Cabinets Equipment/Services	Municipality Municipality Aluminum, Brick Electricity Electric baseboard units 6 feet and more, Finished basement Wood stove 				
Inclusions					
Tel quel.					
Exclusions					
Tel quel.					
Broker - Remarks					
REPRISE DE FINANCEVENTE SOUS CONTRÔLE DE JUSTICE**** Superbe bungalow avec garage. 4 chambres à coucher au total. Magnifique cuisine rénovée en bois. Plancher de bois, porte françaises et plus plus. 2 salles de bains. Grande cour. Situé à proximité de l'autoroute 15. Bienvenue					
Sale without legal warranty of quality, at the buyer's risk and peril					
Seller's Declaration					
No					
Source					
RE/MAX 2000, Real Estate Agency					
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Centris® No. 14951169 (Active)



\$259,000

291-293 Rue Sherbrooke
Sainte-Thérèse
J7E 2C3

Region Laurentides
Neighbourhood Jardin Blainville
Near du Domaine
Body of Water

Property Type	Bungalow	Year Built	1958
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	23.6 X 52.6 ft irr	Reposess./Judicial auth.	Repossession
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size	100 X 102 ft irr	File Number	
Lot Area	8,773 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	3006932	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2015	Municipal	\$3,771 (2018)	Common Exp.	
Lot	\$128,000	School	\$820 (2017)	Electricity	
Building	\$207,100	Infrastructure		Oil	
		Water		Gas	
Total	\$335,100	Total	\$4,591	Total	

Room(s) and Additional Space(s)

No. of Rooms	9	No. of Bedrooms	2+3	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	13 X 10.4 ft	Wood		
GF	Kitchen	11.3 X 10 ft	Wood		
GF	Dining room	14 X 11.3 ft	Wood	Porte-Patio	
GF	Master bedroom	14.6 X 10.9 ft	Wood		
GF	Bedroom	10 X 8.6 ft	Wood		
GF	Bathroom	12 X 7.9 ft	Ceramic	douche a part	
BA1	Family room	19 X 10 ft	Linoleum		
BA1	Bedroom	12 X 9 ft	Carpet		
BA1	Bedroom	10.2 X 8 ft			
BA1	Bedroom	10 X 9 ft	Linoleum		
BA1	Bathroom	11 X 6 ft		douche a part	

Features		
Sewage System	Municipality	Rented Equip. (monthly)
Water Supply	Municipality	Renovations
Foundation		Pool
Roofing		Above-ground
Siding	Aluminum, Brick, Stone, Wood	Parking
Windows	PVC	Driveway (4)
Window Type	Casement, French door	Driveway
Energy/Heating	Dual energy, Electricity, Heating oil	Asphalt
Heating System	Forced air	Garage
Basement	6 feet and more, Finished basement	Carport
Bathroom	Separate shower	Lot
Washer/Dryer (installation)		Fenced, Landscaped
Fireplace-Stove	Wood stove	Topography
		Distinctive Features
Kitchen Cabinets	Wood	Street corner
Equipment/Services		Water (access)
		View
		Proximity
		Daycare centre, Elementary school, High school, Highway, Park, Public transportation
		Building's Distinctive Features
		Energy efficiency

Inclusions
piscine hors-terre, cabanon

Exclusions

Broker - Remarks
Big bungalow,lots of potantial,5 bedrooms ,2full bthrms,a beautiful deck and a good size yard with fully grown trees. An An above ground pool.Walking distance from restaurants, pharmacy, grocery store, banks,only minutes from the highway, 640,and 15. Sold without legal warranties to the risks and perils of the buyers," vermiculite" test available

Addendum
logement style bachelor loue 440\$ par mois , le locataire quitte pour le 2 juillet 2018

Sale without legal warranty of quality, at the buyer's risk and peril
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Seller's Declaration	No
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Source
RE/MAX DU CARTIER INC., Real Estate Agency

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Centris® No. 22821488 (Active)



\$263,000

246 Boul. Léger
Pont-Viau (Laval)
H7G 3T3

Region Laval
Neighbourhood
Near
Body of Water

Property Type	Split-level
Building Type	Detached
Intergenerational	
Building Size	42 X 29 ft
Living Area	
Building Area	1,663 sqft
Lot Size	70 X 93 ft
Lot Area	6,077 sqft
Cadastre	1 376 772
Zoning	Residential

Year Built	1956
Expected Delivery Date	
Seasonal	
Reposess./Judicial auth.	Judicial authority
Trade possible	
Cert. of Loc.	No
File Number	
Occupancy	30 days PP/PR
	Accepted
Deed of Sale Signature	30 days PP/PR
	Accepted

Municipal Assessment

Year 2018
Lot
Building

Taxes (annual)

Municipal \$2,880 (2018)
School \$708 (2018)
Infrastructure
Water

Expenses/Energy (annual)

Common Exp.
Electricity
Oil
Gas

Total \$331,600 **Total** \$3,588 **Total**

Room(s) and Additional Space(s)

No. of Rooms	9	No. of Bedrooms	1+1	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Solarium	24 X 12 ft	Linoleum		
GF	Living room	16 X 11 ft	Parquetry		
GF	Dining room	10 X 10 ft	Parquetry		
GF	Kitchen	12 X 12 ft	Ceramic		
GF	Den	18 X 11 ft	Parquetry		
2	Master bedroom	16 X 11 ft	Parquetry		
2	Bedroom	11 X 10 ft	Parquetry		
2	Bathroom	11 X 10 ft	Ceramic		
BA1	Family room	24 X 18 ft			

Features

Sewage System Municipality **Rented Equip. (monthly)**

Water Supply	Municipality	Renovations	
Foundation		Pool	
Roofing		Parking	Driveway (1), Garage (1)
Siding	Brick	Driveway	Paving stone
Windows		Garage	Single width
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System		Topography	
Basement	6 feet and more	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove		Proximity	Daycare centre, Elementary school, High school
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services		Energy efficiency	

Inclusions

Exclusions

Broker - Remarks

Maison à mufti paliers dans un coin recherche de Pont Viau . Vendeur motivé. L'acheteur doit fournir une lettre de sa banque qui confirme qu'elle accepte de financer l'immeuble qui a déjà été utilisée pour la culture du cannabis.

Addendum

Accord avec la DPCP (Direction des Poursuites Criminelles et Pénales) sur le points suivants:

1- Le nom et la date de naissance de ou des acheteurs potentiels seront soumis avec leur accord écrit à des vérifications faites par les services de la PDCP.

2- Les détails de la promesse d'achat , notamment le nom du notaire instrumentant et la divulgation écrite aux promettant acheteurs des activités qui avaient été faites dans l'immeuble et qui , par la suite ont donné lieu à l'ordonnance de blocage.

3- Tout montant à être versé au créanciers hypothécaires relativement à la garantie affectant l'immeuble bloqué.

Si les parties s'entendent, une modification de l'ordonnance de blocage sera nécessaire afin de remettre le produit net de la vente (prix de vente - remise aux créanciers hypothécaires) au compte du DPCP en vue d'une décision ultérieure du Tribunal quant à sa confiscation au profit du Procureur Général ou à sa remise au propriétaire.

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration

Yes SD-52637

Source

L'EXPERT IMMOBILIER P.M. INC., Real Estate Agency

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Centris® No. 26347928 (Active)



\$280,000

5824 Rue Tousignan
Auteuil (Laval)
H7K 2W6

Region Laval
Neighbourhood Others
Near Trahan
Body of Water

Property Type	Bungalow	Year Built	1984
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	26 X 36 ft	Reposess./Judicial auth.	Judicial authority
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size	15.4 X 24.7 ft irr	File Number	
Lot Area	4,965.39 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	1176470	Deed of Sale Signature	30 days PP/PR Accepted
Zoning			

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2018	Municipal	\$2,275 (2018)	Common Exp.	
Lot	\$124,000	School	\$518 (2018)	Electricity	
Building	\$125,200	Infrastructure		Oil	
		Water		Gas	
Total	\$249,200	Total	\$2,793	Total	

Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms		No. of Bathrooms and Powder Rooms	
10		2+1		2+0	
Level	Room	Size	Floor Covering	Additional Information	
GF	Kitchen	16.4 X 14 ft	Ceramic	Salle à manger	
GF	Living room	13.7 X 13.10 ft	Wood		
GF	Master bedroom	13.7 X 13.3 ft	Parquetry		
GF	Bedroom	11 X 10.2 ft	Parquetry		
GF	Bathroom	9.7 X 5 ft	Ceramic		
GF	Hall	4.9 X 4.5 ft	Ceramic		
BA1	Family room	25.9 X 10 ft	Carpet		
BA1	Bedroom	13.11 X 10.9 ft	Tiles		
BA1	Bathroom	9.7 X 5 ft	Ceramic	Salle de lavage	
BA1	Workshop	15.6 X 10.10 ft	Concrete		
Additional Space		Size			
Shed		12 X 8 ft			

Features		Rented Equip. (monthly)	
Sewage System	Municipality	Renovations	
Water Supply	Municipality	Pool	
Foundation	Poured concrete	Parking	Driveway (2)
Roofing	Asphalt shingles	Driveway	Asphalt
Siding	Aluminum, Brick	Garage	
Windows		Carport	
Window Type		Lot	Bordered by hedges
Energy/Heating	Electricity	Topography	
Heating System	Electric baseboard units	Distinctive Features	
Basement	6 feet and more, Finished basement	Water (access)	
Bathroom	Separate shower	View	
Washer/Dryer (installation)	Bathroom (Basement 1)	Proximity	Bicycle path, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation
Fireplace-Stove		Building's Distinctive Features	
Kitchen Cabinets		Energy efficiency	
Equipment/Services			

Inclusions
Aucune

Exclusions

Broker - Remarks
+++ Vente par Syndic +++ Bungalow situé sur un coin de rue avec cour intime bordée par des haies de cèdres.. Libre immédiatement. 3 chambres à coucher. Grande salle familiale au sous-sol. 2 salle-de-bains complètes. Air ouvert au rez-de-chaussé. Espace de rangement et atelier au sous-sol. Sous-sol terminé. Faite vite, elle partira rapidement !!

Sale without legal warranty of quality, at the buyer's risk and peril
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Seller's Declaration	No
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Source
ROYAL LEPAGE HABITATIONS, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises.
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Centris® No. 13117135 **(Active)**



\$309,000

940 Rue de Brétigny
Fabreville (Laval)
H7P 5X1

Region Laval
Neighbourhood East
Near Boul. Ste-Rose
Body of Water

Property Type	Two or more storey	Year Built	2000
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	20 X 32 ft	Reposess./Judicial auth.	Repossession
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size	38.6 X 124.8 ft irr	File Number	
Lot Area	4,018.17 sqft	Occupancy	15 days PP/PR Accepted
Cadastre	1 782 996	Deed of Sale Signature	15 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2018	Municipal	\$2,847 (2018)	Common Exp.	
Lot	\$120,100	School	\$673 (2018)	Electricity	
Building	\$196,200	Infrastructure		Oil	
		Water		Gas	
Total	\$316,300	Total	\$3,520	Total	

Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms		No. of Bathrooms and Powder Rooms	
10		3+1		1+1	
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	18.4 X 10.5 ft	Ceramic		
GF	Dining room	12 X 9.1 ft	Ceramic		
GF	Kitchen	10 X 9.3 ft	Ceramic		
GF	Powder room	8 X 6 ft	Ceramic	salle de lavage intégrée	
GF	Hall	6 X 4 ft	Ceramic		
2	Master bedroom	14.2 X 11.8 ft	Parquetry		
2	Bedroom	10.5 X 9.2 ft	Wood	lattes	
2	Bedroom	10.3 X 9.6 ft	Wood	lattes	
2	Bathroom	10 X 7 ft irr	Ceramic		
BA1	Family room	17.11 X 16.10 ft	Laminate floor		
BA1	Bedroom	13 X 10 ft	Laminate floor		
BA1	Storage	4 X 6 ft	Concrete		

Features		
Sewage System	Municipality	Rented Equip. (monthly)
Water Supply	Municipality	Renovations
Foundation		Pool
Roofing		Parking
Siding	Brick, Vinyl	Driveway
Windows		Garage
Window Type		Carport
Energy/Heating	Electricity	Lot
Heating System	Electric baseboard units	Topography
Basement	6 feet and more, Finished basement	Distinctive Features
Bathroom		Water (access)
Washer/Dryer (installation)		View
Fireplace-Stove		Proximity
		Bicycle path, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features
Equipment/Services		Energy efficiency

Inclusions
Tel quel.

Exclusions
Tel quel.

Broker - Remarks
*****REPRISE DE FINANCE*****REPRISE DE FINANCE***** Situé sur une rue paisible, à pied d'un parc et à proximité de l'autoroute 13. Ce cottage offre 3 chambres à l'étage mais peut être reconverti en 2 chambres tel qu'originellement. Sous-sol entièrement aménagé. Piscine creusée + cabanon. BIENVENUE

Sale without legal warranty of quality, at the buyer's risk and peril
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Seller's Declaration	No
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Source
RE/MAX 2000, Real Estate Agency

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Centris® No. 14728379 (Active)



\$349,900

17-17A Rue des Éperviers
Blainville
J7C 6A5

Region Laurentides
Neighbourhood North
Near Paul Mainguy
Body of Water

Property Type	Bungalow	Year Built	2005
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	45 X 34 ft irr	Reposess./Judicial auth.	Repossession
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size	159 X 62 ft	File Number	
Lot Area	8,745 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	3 291 998	Deed of Sale Signature	30 days PP/PR Accepted
	Québec		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2018	Municipal	\$3,227 (2018)	Common Exp.	
Lot	\$116,700	School	\$340 (2018)	Electricity	
Building	\$231,200	Infrastructure		Oil	
		Water		Gas	
Total	\$347,900	Total	\$3,567	Total	

Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms		No. of Bathrooms and Powder Rooms	
10		2+2		2+0	
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	20.9 X 11.10 ft	Wood	lattes	
GF	Kitchen	10.8 X 10.7 ft	Ceramic		
GF	Dinette	10.2 X 9.3 ft	Wood	lattes	
GF	Master bedroom	11.5 X 11.3 ft	Wood	lattes	
GF	Bedroom	9.6 X 8.3 ft	Wood	lattes	
BA1	Living room	16.2 X 11.3 ft	Wood	lattes	
BA1	Kitchen	8 X 7.8 ft	Ceramic		
BA1	Dinette	13.1 X 10.5 ft	Wood	Lattes	
BA1	Master bedroom	13.1 X 10.5 ft	Wood	lattes	
BA1	Bedroom	8.3 X 8.1 ft	Wood	lattes	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parking	Driveway (6), Garage (1)
Siding	Brick	Driveway	Asphalt
Windows	PVC	Garage	Single width
Window Type	Casement, Sliding	Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove		Proximity	
Kitchen Cabinets	Melamine	Building's Distinctive Features	
Equipment/Services		Energy efficiency	

Inclusions

Exclusions

Broker - Remarks

REPRISE DE FINANCE.Excellent secteur, grande propriété aménagée avec 2 logements indépendants.2 panneaux électriques et 2 compteurs hydro.Installation laveuse sécheuse à chacun des niveaux. Planchers de lattes. Aires ouvertes aux 2 logements très éclairés. Grand terrain de 8,745 pieds carrés sur rue paisible.

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration	No
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Source

VIA CAPITALE RIVE-NORD, Real Estate Agency
RE/MAX DU CARTIER INC., Real Estate Agency

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Centris® No. 10564163 **(Active)**



\$499,900

295 Rue William
Rosemère
J7A 2R5

Region Laurentides
Neighbourhood
Near rue Pacific
Body of Water

Property Type	Two or more storey	Year Built	1992
Building Type	Detached	Expected Delivery Date	
Intergenerational	Yes	Seasonal	
Building Size	34 X 62 ft irr	Reposess./Judicial auth.	Judicial authority
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size	100 X 116 ft	File Number	
Lot Area	11,600 sqft	Occupancy	15 days PP/PR Accepted
Cadastre	2777144, Cadastre du Québec	Deed of Sale Signature	15 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment

Year 2017
Lot \$208,500
Building \$395,000

Taxes (annual)

Municipal \$4,361 (2017)
School \$1,056 (2017)
Infrastructure
Water

Expenses/Energy (annual)

Common Exp.
Electricity
Oil
Gas

Total \$603,500 **Total** \$5,417 **Total**

Room(s) and Additional Space(s)

No. of Rooms	12	No. of Bedrooms	5+1	No. of Bathrooms and Powder Rooms	3+2
Level	Room	Size	Floor Covering	Additional Information	
2	Bedroom	20.1 X 11.11 ft	Wood	sdb attenante	
2	Bedroom	15 X 9.8 ft	Carpet	Sdb attenante	
2	Bedroom	13 X 11.3 ft	Wood	Lattes	
2	Bedroom	12.10 X 12.6 ft	Linoleum		
2	Bathroom	16.6 X 7 ft	Ceramic	Bain remous	
2	Bedroom	9.6 X 9.4 ft	Wood		
2	Bathroom	7 X 9.6 ft irr	Ceramic		
GF	Dining room	13 X 17 ft	Wood	Lattes	
GF	Living room	18 X 19.6 ft irr	Wood	Lattes	
Basement 1	Office	16 X 18 ft	Laminate floor	entrée privée	
GF	Kitchen	8.10 X 21.6 ft	Ceramic	avec dinette	
Basement 1	Family room	24.1 X 15.2 ft	Laminate floor	poêle à bois	

Basement 1	Playroom	23 X 16 ft	Tiles
Basement 1	Laundry room	12.10 X 9 ft	

Room(s) and Additional Space(s) - Intergenerational

No. of Rooms 1 **No. of Bedrooms** 0+0 **No. of Bathrooms and Powder Rooms** 0+0

Level	Room	Size	Floor Covering	Additional Information
GF	intergénération	20.8 X 29 ft irr		

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 0
Water Supply	Municipality, With water meter	Renovations	
Foundation	Poured concrete	Pool	Above-ground
Roofing		Parking	Driveway (5), Garage (2)
Siding	Brick	Driveway	Paved
Windows		Garage	Double width or more
Window Type		Carport	
Energy/Heating	Dual energy	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove	Wood fireplace	Proximity	
Kitchen Cabinets		Building's Distinctive Features	Intergenerational - Side-by-side
Equipment/Services	Central air conditioning, Heat pump	Energy efficiency	

Inclusions

Tel quel.

Exclusions

Tel quel.

Broker - Remarks

****REPRISE DE FINANCE****REPRISE DE FINANCE***Dans un secteur paisible et boisé vous découvrez une grande propriété chaleureuse à quelques min de la gare. SS fini avec entré de coté, thermopompe bi-énergie, air climatisé et grande cour ensoleillée. Vous cherchez un bureau à domicile ou un espace pour vos loisirs ? venez la visiter.

Addendum

L'entrée de céramique fermée donne accès au vestibule, lui-même permettant d'accéder d'un côté à la suite intergénérationnelle, de l'autre au rez-de-chaussée de la partie principale de la résidence. Les deux parties sont également pourvues de sorties indépendantes à l'arrière.

La suite intergénérationnelle au r.-de-ch. est constituée d'une cuisine, d'une grande pièce à aménager selon vos besoins et d'une salle d'eau.

Le grand salon est la pièce centrale du rez-de-chaussée, ouvert à la cuisine et pourvu d'un accès à la suite.

Eclairé par d'immenses fenêtres, on y trouve un foyer au bois. La cuisine de céramique est grande et fonctionnelle. Elle est complétée par un coin repas entouré de fenêtres sur 2 côtés. L'étage est complété par la magnifique salle à manger, adjacente à la cuisine et fermée de portes françaises, éclairée par 2 grandes

fenêtres.

L'étage supérieur offre 5 chambres dont les murs sont ornés de moulures et deux salles de bain complètes, avec douches et bains séparés.

L'immense sous-sol est pourvu d'une entrée indépendante, offrant la possibilité d'un bureau à domicile (ou d'une garderie). On y trouve une grande salle familiale avec poêle à combustion lente, une grande salle de jeu + autre pièce, salle d'eau, salle de lavage, rangement.

- Grand patio clôturé limitant l'accès à une future piscine, cour immense et intime bordé d'une haie de cèdre.

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration

No

Source

RE/MAX 2000, Real Estate Agency

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Centris® No. 25224134 (Active)



\$549,000

5252Z Av. des Perron
Auteuil (Laval)
H7J 1G6

Region Laval
Neighbourhood Others
Near 3e Terrasse
Body of Water

Property Type	Two or more storey
Building Type	Detached
Intergenerational	
Building Size	56 X 89 ft irr
Living Area	
Building Area	
Lot Size	127 X 342 ft irr
Lot Area	45,082 sqft
Cadastre	2 072 011 Cadastre du Québec
Zoning	Residential, Agricultural

Year Built	1954
Expected Delivery Date	
Seasonal	
Reposess./Judicial auth.	Judicial authority
Trade possible	
Cert. of Loc.	No
File Number	
Occupancy	60 days PP/PR Accepted
Deed of Sale Signature	60 days PP/PR Accepted

Municipal Assessment

Year	2018
Lot	\$100,800
Building	\$690,800

Taxes (annual)

Municipal	\$6,175 (2018)
School	\$1,770 (2018)
Infrastructure	
Water	

Expenses/Energy (annual)

Common Exp.	
Electricity	
Oil	
Gas	

Total	\$791,600	Total	\$7,945	Total	
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Room(s) and Additional Space(s)

No. of Rooms	50	No. of Bedrooms	26+0	No. of Bathrooms and Powder Rooms	5+2
Level	Room	Size	Floor Covering	Additional Information	
GF	Bedroom	17.7 X 8.1 ft	Laminate floor	Avec salle d'eau 6X2.6	
GF	Bedroom	17 X 10.2 ft	Laminate floor		
GF	Bedroom	14 X 11.8 ft	Laminate floor		
GF	Bedroom	10 X 9 ft	Laminate floor		
GF	Bedroom	11.5 X 9 ft	Laminate floor		
GF	Bedroom	10.7 X 9 ft	Laminate floor		
GF	Bedroom	10.4 X 9.5 ft	Laminate floor		
GF	Bedroom	9.3 X 8.3 ft	Laminate floor		
2	Bedroom	20.3 X 9.8 ft	Laminate floor		
2	Bedroom	20 X 7.6 ft	Laminate floor		
2	Bedroom	18 X 10.3 ft	Laminate floor		
2	Bedroom	15.4 X 10.3 ft	Laminate floor		

2	Bedroom	15.4 X 7.7 ft	Laminate floor
2	Bedroom	15.4 X 9.8 ft	Laminate floor
2	Bedroom	15.2 X 12 ft	Laminate floor
2	Bedroom	12 X 7.5 ft	Laminate floor
2	Bedroom	12.9 X 10.9 ft	Laminate floor
2	Bedroom	9.8 X 8.7 ft	Laminate floor
2	Bedroom	9.5 X 8.7 ft	Laminate floor
2	Bedroom	10.8 X 9.9 ft	Laminate floor

Additional revenues

Apt. No.	5252A	End of Lease	Vacant	Included in Lease
No. of Rooms	12	Monthly Rent		Excluded in Lease
No. of Bedrooms	7	Rental value		
No. Bath/PR	2+0	Feature		

Features

Sewage System	Other	Rented Equip. (monthly)	
Water Supply	Other	Renovations	
Foundation		Pool	
Roofing		Parking	Driveway (10)
Siding		Driveway	Asphalt, Double width or more
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity	Lot	Landscaped
Heating System	Electric baseboard units	Topography	Flat
Basement		Distinctive Features	No rear neighbours
Bathroom		Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove		Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services		Energy efficiency	

Inclusions

Aucune inclusion

Exclusions

Broker - Remarks

REPRISE DE FINANCE... 242,600\$ sous l'évaluation municipale (évalué à 791,600\$ à la ville). Zoné AGRICOLE, terrain de 45,082p2 (plus d'un acre). Immense bâtiment 56x89 sur 3 étages, (ancienne résidence intermédiaire pour personnes déficientes de 26 chambres). A quelques minutes de la Route 335. A mi-chemin des autoroutes 440/19/640 FAITES UNE OFFRE

Addendum

****FAITES UNE OFFRE****

Reprise de finance. Vente sous contrôle de la justice; La propriété est vendue sans garanties légales aux risques et périls de l'acheteur.

**** Dépôt de 5% du prix d'achat**

Zoné agricole (voisin de gauche et arrière c'est une terre agricole) !!

Immense bâtiment sur 3 étages (sans sous-sol) de 26 chambres à coucher, 5 salles de bain + 2 salles d'eau et de nombreuses pièces communes tel plusieurs salle de séjour, 2 cuisines et salles à dîner.

Possibilité d'en faire un intergénération

** l'acheteur devra vérifier la faisabilité du projet auprès de la ville et des autorités compétentes **

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration

No

Source

RE/MAX BONJOUR, Real Estate Agency

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Centris® No. 22800537 **(Active)**

(CPP 2018-11-01)



\$729,000

359 Rue des Alismas
Sainte-Dorothée (Laval)
H7X 0A5

Region Laval
Neighbourhood East Islemère
Near Bord de l'eau
Body of Water

Property Type	Two or more storey	Year Built	2009
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Reposess./Judicial auth.	Judicial authority
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size		File Number	
Lot Area	5 010.6 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	3546565	Deed of Sale Signature	30 days PP/PR Accepted
Zoning			

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2018	Municipal	\$5,859 (2018)	Common Exp.	
Lot	\$206,600	School	\$1,492 (2018)	Electricity	
Building	\$464,400	Infrastructure		Oil	
		Water		Gas	
Total	\$671,000	Total	\$7,351	Total	

Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms		No. of Bathrooms and Powder Rooms	
16		4+1		3+1	
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	12.4 X 11.4 ft	Wood		
GF	Dining room	12.4 X 11.4 ft	Wood		
GF	Kitchen	14 X 10.9 ft irr	Ceramic		
GF	Dinette	9 X 11.7 ft irr	Wood		
GF	Family room	15.9 X 11.7 ft irr	Wood		
GF	Powder room	3 X 6.2 ft	Ceramic		
GF	Family room	14.11 X 26.3 ft irr	Ceramic		
2	Master bedroom	12.4 X 16 ft irr	Wood		
2	Bathroom	10 X 9.10 ft irr	Ceramic		
2	Bedroom	12.4 X 10 ft	Wood		
2	Bedroom	11.3 X 10.2 ft irr	Wood		
2	Bedroom	11.1 X 12 ft irr	Wood		

2	Bathroom	8.1 X 7.5 ft	Ceramic
BA1	Family room	5.5 X 5.5 ft	
BA1	Bedroom	5.5 X 5.5 ft	
BA1	Bathroom	5.5 X 5.5 ft	

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation		Pool	Inground
Roofing		Parking	
Siding		Driveway	
Windows		Garage	
Window Type		Carport	
Energy/Heating		Lot	
Heating System		Topography	
Basement	6 feet and more	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	Bathroom (Basement 1)	View	
Fireplace-Stove		Proximity	Commuter train, Elementary school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services		Energy efficiency	

Inclusions

Exclusions

Broker - Remarks

Tout acheteur devra consentir, lors de la signature de la PA à fournir sa date de naissance afin qu'une enquête ayant pour but de vérifier ses liens avec le défendeur, l'existence d'un casier judiciaire, l'implication dans des infractions aux lois pénales et criminelles et les bonnes mœurs puisse être effectuée par le DPCP. (10jrs ouvrables requis)

Addendum

Maison prestigieuse située dans un secteur de choix de Ste-Dorothée.

Salon et salle à manger à aires ouvertes. Caissons au plafond.

On retrouve des planchers de bois foncé ainsi que des ogees dans la plupart des pièces.

Grande cuisine avec grand ilot, beaucoup de rangement, ouverte sur le coin repas et une des 2 salles familiales du RDC.

La 2ieme salle familiale donne sur la cour. Elle compte 2 grandes portes vitrées, idéale pour recevoir car la cour avec sa piscine creusée devient une extension de la pièce.

4 chambres à coucher à l'étage dont la suite des maitres avec garde-robe walk-in et salle de bain privé.

Au sous-sol on retrouve une autre salle familiale, une chambre à coucher ainsi qu'une salle de bain avec installation laveuse-sécheuse.

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration

No

Source

VIA CAPITALE CENTRE C.R.C.L., Real Estate Agency

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Centris® No. 20468044 (Active)



\$799,900

26 Rue les Cèdres
Laval-sur-le-Lac (Laval)
H7R 1C5

Region Laval
Neighbourhood
Near des Tilleuls
Body of Water

Property Type	Two or more storey	Year Built	1906
Building Type	Detached	Expected Delivery Date	
Intergenerational	Yes	Seasonal	
Building Size	72.2 X 42.8 ft irr	Reposess./Judicial auth.	Repossession
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (1993)
Lot Size		File Number	
Lot Area	22,896.98 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	1 083 249	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2018	Municipal	\$7,534 (2018)	Common Exp.	
Lot	\$393,900	School	\$1,971 (2018)	Electricity	
Building	\$484,600	Infrastructure		Oil	
		Water		Gas	
Total	\$878,500	Total	\$9,505	Total	

Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms		No. of Bathrooms and Powder Rooms	
11		5+0		2+1	
Level	Room	Size	Floor Covering	Additional Information	
GF	Hall	9.11 X 11 ft irr	Wood	Walk-in closet	
GF	Living room	16.6 X 14.5 ft	Wood	Fireplace-Stove. Stone wall	
GF	Dining room	14.8 X 13.8 ft irr	Wood		
GF	Family room	27.5 X 11.8 ft	Ceramic	Fireplace-Stove. Patio door leading to terrace	
GF	Kitchen	20.4 X 13.4 ft irr	Ceramic	With luncheon area	
GF	Solarium	9.5 X 12.4 ft irr	Laminate floor	4-seasons	
GF	Powder room	6.7 X 4.8 ft	Ceramic		
GF	Den	10.2 X 10.2 ft	Wood	Accessible from kitchen	
2	Master bedroom	21.10 X 27.2 ft irr	Wood	Adjoining bathroom	
2	Bedroom	13.4 X 14.9 ft irr	Wood	Single-width closet	
2	Bedroom	13.3 X 11.6 ft	Wood	2 closets	

2	Bathroom	10.8 X 6.7 ft	Ceramic	3 sinks, whirlpool
2	Bedroom	15.5 X 13.3 ft	Ceramic	Wall-to-wall cabinet
2	Bedroom	20.7 X 13.2 ft irr	Wood	Patio door leading to balcony
Additional Space			Size	
Garage			23.4 X 22.10 ft	

Room(s) and Additional Space(s) - Intergenerational

No. of Rooms	4	No. of Bedrooms	1+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Hall	6.5 X 17 ft irr	Wood	Accessible from main section	
2	Living room	13 X 11.2 ft	Parquetry	Patio door	
2	Dining room	10.9 X 14.10 ft irr	Ceramic	Patio door	
2	Kitchen	10.9 X 9.2 ft	Ceramic		
2	Bedroom	12.10 X 12.3 ft irr	Laminate floor	Patio door	
2	Bathroom	8.9 X 17.3 ft	Ceramic	Laundry space	

Features

Sewage System	Disposal field, Septic tank	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation		Pool	Inground
Roofing	Asphalt shingles	Parking	Driveway (4), Carport (2), Garage (2)
Siding		Driveway	Asphalt, Half-moon
Windows		Garage	Attached, Double width or more
Window Type	Casement, French door, Guillotine	Carport	Attached, Double width or more
Energy/Heating	Electricity	Lot	
Heating System		Topography	
Basement	Low (less than 6 feet), Unfinished, 5,10 feet high-laundry room	Distinctive Features	
Bathroom	Bidet, Ensuite bathroom, Separate shower, Whirlpool bath	Water (access)	
Washer/Dryer (installation)	In basement (Basement 1)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Commuter train, Golf, Highway, Park, Public transportation, Shipyard, ferry
Kitchen Cabinets	Wood	Building's Distinctive Features	Intergenerational - Upper level
Equipment/Services	Wall-mounted air conditioning	Energy efficiency	

Inclusions

As seen, given as is without warranty of operation.

Exclusions

Broker - Remarks

Some handwork today, a beautiful house tomorrow! Imagine yourself living in this quiet and established area of Laval-sur-le-Lac, in this large property offering 5 bedrooms, family room, solarium, garage, carport, swimming pool, separate apartment above the garage, ... Repossession - Sold without legal guarantee of quality.

Addendum

Location

- Near the confluence point between the Rivière des Mille-Isles, Rivière des Prairies and Lac des Deux-Montagnes
- Near train station and bus stops
- Near 3 golf courses

Ground floor

- Entrance hall with large window and large closet
- Living room with stone wall, slow combustion fireplace and large windows
- Family room on ceramic floor with slow combustion fireplace and door leading to the backyard
- Dining room with chandelier and built-in cabinet and built-in wine bottle rack
- Kitchen with dining area, ceramic backsplash, double sink, central island, wine rack and many cabinets
- 4-season solarium with sink counter and patio door
- Washroom with wall-to-wall ceramic, wooden vanity and ceramic counter with mosaic
- Other room that can serve as a boudoir or office

Upper level

- Large master bedroom with en-suite bathroom with 2-seater whirlpool bath, corner shower, bidet and urinal
- Bedroom # 2 with single-width closet and Tiffany style chandelier
- Bedroom # 3 with cedar closet + single-width closet and walkway leading to the bathroom and bedroom # 4
- Passage with a closet with 3 mirrored doors
- All ceramic bathroom with 2 vanities and 3 sinks
- Bedroom # 4 with wall-to-wall cabinets + 1 single-width wardrobe with glass door
- Bedroom # 5 with walk-in closet, reading area and patio door leading to a small private balcony

Additional apartment

- BUYER WILL HAVE TO VERIFY THE RULES AND REGULATIONS OF INTER-GENERATING HOUSING WITH THE MUNICIPALITY
- Above the garage
- Including living room, dining room, 1 bedroom, bathroom with laundry area and large balcony above the garage

Basement

- Laundry room
- Concrete floor
- Lots of storage
- Ceiling of 5.10 feet

Outside

- Inground pool + concrete terrace
- Fenced plot
- Entrance for 4 cars + carport for 2 cars + double garage

A good deal for a resourceful buyer!

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration

Yes SD-41050

Fireplaces, appliances and other equipment sold as is, without warranty of quality of operation / Certificate of location nor other titles will not be provided by buyer

Source

RE/MAX 2000, Real Estate Agency

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