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Delivering the Impossible
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Laval (Chomedey)-2479, Rue Dalbis

$969,000



2479, Rue Dalbis, Laval (Chomedey), H7T2Z9

ULS : 21655058

VISITE DE LA PROPRIÉTÉ

Immediate Occupation -Stunning cottage located in a family-friendly prestigious neighborhood , close to three highways, Carrefour Laval, and the Ste-Dorothée Mega-Centre. The open-concept main floor features a closed foyer, hardwood floors, living room, dining room, and a family room with a gas fireplace. The kitchen opens onto a breakfast nook and a sunroom. Upstairs, there are four bedrooms, two with walk-in closets, and a bathroom with ceramic tile. The fully finished basement includes a family room, an office or bedroom, and a bathroom. The private, fenced backyard features with a solarium. Garage with Pave-uni driveway (See Addendum)

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	5
Salle de bain en vedette	2
Salle d'eau en vedette	1
Garage en vedette	2
Foyer en vedette	Gaz fireplace

Financiers

Évaluation municipale	
Évaluation du terrain	$336,800.00
Évaluation du bâtiment	$574,100.00
Évaluation municipale	$910,900.00
Taxes	
Municipale	$5,401.00
École	$610.00
Total	$6,011.00

ADDENDA

Stunning cottage located in a family-friendly and well-established neighborhood of prestigious residences. Situated on a very quiet, almost traffic-free street, the property benefits from a strategic location near three highways, Carrefour Laval, and the Ste-Dorothée Mega-Centre.
This home is distinguished by its quality construction, thoughtful design, and superior finishes. The open-concept main floor features an enclosed foyer with ceramic flooring, a living room, a dining room, and a family room with a gas fireplace, all boasting hardwood floors. The kitchen opens onto the breakfast nook and sunroom, creating a bright and inviting living space. A powder room with ceramic tile and wall cabinets also includes laundry facilities. Ogee moldings and recessed lighting complete the elegant look of this level.
Upstairs, a wooden staircase leads to four good-sized bedrooms, two of which have walk-in closets. The bathroom, fully tiled to the ceiling, features a space heater and medicine cabinets with integrated lighting.
The fully finished basement offers a huge, versatile space with recessed lighting, ideal for a family room, home theater, gym, or bar area. It also includes a bathroom with a shower, a spacious bedroom or office, built-in storage, and a closed storage area under the stairs.
The sunroom extends the summer season and provides access to a large yard. The backyard, fenced for privacy and landscaped with numerous perennials, also includes a shed that matches the house.
The garage, with a window, has a remote-controlled door, and the double driveway (for 2 cars) is paved with cut stone blocks. For optimal comfort: forced-air heating, central air conditioning, an air exchanger, and a humidifier.
An elegant and impeccably maintained property, ideal for a family seeking comfort, space and tranquility.
A must see . Rapid Occupation - can be discussed .

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Taille	
Année de construction	2004
Number of Rooms	16
les fenêtres	PVC
Type de Windows	Crank handle , French window
Revêtement	Brick , Vinyl

Toiture	Asphalt shingles
Garage	Fitted , Single width

Caractéristiques du terrain et extérieur

Superficie du terrain	3,810.46 SF
Stat. (total)	Garage , 1
Proximité	Highway , Daycare centre , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Hallway	1st level/Ground floor	6x5.6 ft	Ceramic tiles	
Living room	1st level/Ground floor	14.2x14 ft	Wood	
Dining room	1st level/Ground floor	12.6x10 ft	Wood	
Kitchen	1st level/Ground floor	10x9.6 ft	Ceramic tiles	
Dinette	1st level/Ground floor	8.6x6.6 ft	Ceramic tiles	
Family room	1st level/Ground floor	12x14 ft	Wood	
Washroom	1st level/Ground floor	7x6.6 ft	Ceramic tiles	
Solarium	1st level/Ground floor	10x8 ft	Floating floor	
Master bedroom	2nd floor	14.2x14.3 ft	Parquetry	
Bedroom	2nd floor	12.4x10.1 ft	Parquetry	
Bedroom	2nd floor	11.6x11.2 ft	Parquetry	
Bedroom	2nd floor	12x11.1 ft	Parquetry	
Bathroom	2nd floor	11x10 ft	Ceramic tiles	
Bedroom	Basement	12.10x11 ft	Floating floor	
Family room	Basement	30x17 ft	Floating floor	
Bathroom	Basement	11x6 ft	Ceramic tiles	

Caractéristiques

Système de chauffage	Air circulation
Énergie de chauffage	Electricity
Cheminée-Poêle	Gaz fireplace
Équipements / services	Central vacuum cleaner system installation , Central air conditioning , Ventilation system , Electric garage door , Alarm system
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Appareils de location	Water heater , 1
Toiture	Asphalt shingles
Zonage	Residential
Sous-sol	6 feet and over , Finished basement
Allée	Plain paving stone
Aménagement paysager	Fenced
Fondation	Poured concrete
Foyer	Gaz fireplace
Services disponibles	Fire detector

INCLUSIONS & EXCLUSIONS

Inclusions	Smart door bell, central vacuum, alarm system, all electrical fixtures, cabanon, electric garage door opener (no remote), spa (donation sold as is)
Exclusions	Curtains and rods, diswasher, shelves in playroom. Propane cylinder is rented on a yearly basis.

MARIO CONTE

REAL ESTATE BROKER