



Mario Conte
Delivering the Impossible
P : 514 894 9400
E : mario@marioconte.com

Laval (Vimont)-1727, Rue Paul-Broca

\$1,399,000



1727, Rue Paul-Broca, Laval (Vimont), H7M6C9

ULS : 28009748

[VISITE DE LA PROPRIÉTÉ](#)

Luxurious property (4+1 bedrooms) located in one of Laval's most sought-after neighborhoods. Strategically positioned with high demand due to its proximity to Highway 440, Cité de la Santé Hospital, schools, parks, and public transit. Built with high-quality materials, tastefully renovated, and meticulously maintained over the years, this home offers exceptional comfort and style. Perfectly oriented, it enjoys an abundance of natural light throughout. The backyard is truly breathtaking--private, beautifully landscaped, sun-filled, and fully equipped to create memorable moments of relaxation by the heated inground pool.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	5
Salle de bain en vedette	3
Salle d'eau en vedette	1
Garage en vedette	4
Piscine Vedette	Heated , Inground
Foyer en vedette	Gaz fireplace

Financiers

Évaluation municipale

Évaluation du terrain	\$287,600.00
Évaluation du bâtiment	\$747,600.00
Évaluation municipale	\$1,035,200.00

Taxes

Municipale	\$6,068.00
École	\$679.00
Total	\$6,747.00

ADDENDA

MAIN FLOOR

Closed Vestibule with ceramic tile flooring, glass-paneled front door, double closet opening onto the Majestic Entrance Hall (15' ceiling) with an oak staircase leading to the upper level.

Intimate Living Room with hardwood floors and abundant front-facing windows.

Dining Room (or Office) with hardwood floors, open to the kitchen, featuring panoramic side windows.

Spacious Kitchen with ceramic tile floors and backsplash, numerous cabinets, large island, and extended granite countertops. Coordinated backsplash and double sink set beneath a window overlooking the backyard.

Second Dining Area with tile flooring and railing overlooking the sunken family room.

Family Room with hardwood floors, propane gas fireplace elegantly adorned, and large garden-facing windows.

Laundry Room and Bathroom #3 with ceramic tile flooring and walls, built-in glass-door shower, cabinetry, vanity, and medicine cabinet.

Single Garage with storage cabinets and side window.

UPPER LEVEL

Primary Bedroom with hardwood floors, large front-facing windows, and walk-in closet.

Private Ensuite Bathroom with ceramic tile flooring and walls, roman-style tub surround, glass walk-in shower, walnut vanity topped with a sink.

Bedrooms #2, #3, and #4 with hardwood floors, standard closets, and windows.

Bathroom #2 with built-in bath-shower set in a ceramic podium, topped with a window, plus wooden vanity and cabinets.

BASEMENT

Huge Family Room to accommodate gatherings.

Kitchenette (or Office).

Bedroom #5 (or Office).

Wine Cellar (cold room), practical Workshop, and Mechanical/Storage Room (5'2 ceiling height) complete the basement.

EXTERIOR

Meticulously landscaped grounds, matching the home's elegance, with double paved-stone driveway, as well as a paved patio with gazebo in the fenced backyard, bordered with cedars and enhanced by a corner garden shed, along with numerous trees, shrubs, and flowerbeds.

A rare opportunity on the market!

NOTES

Close to Parc Ivan-Pavlov and Parc Louis-Durocher

Quick access to Highways 19 and 440

Nearby SmartCentres Laval East

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété

Residential

Taille	
Année de construction	1991
Number of Rooms	18
les fenêtres	Aluminum , PVC
Type de Windows	Crank handle , French window
Revêtement	Brick
Toiture	Asphalt shingles
Garage	Attached , Heated , Double width or more , Single width
Salle de bain / salle d'eau	Adjoining to the master bedroom , Separate shower

Caractéristiques du terrain et extérieur

Dimensions du terrain	52 ft x 127 ft
Superficie du terrain	6,705.97 SF
Stat. (total)	Outdoor , 4 , Garage , 2
Piscine	Heated , Inground
Proximité	Highway , Daycare centre , Park - green area , Bicycle path , Elementary school , High school , Cross-country skiing , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Living room	1st level/Ground floor	13x12 ft	Other	
Dining room	1st level/Ground floor	13x12 ft	Other	
Kitchen	1st level/Ground floor	13.10x10.11 ft	Ceramic tiles	Granit Countertop
Dinette	1st level/Ground floor	9.10x11 ft	Ceramic tiles	
Family room	1st level/Ground floor	10.10x17.11 ft	Other	
Washroom	1st level/Ground floor	6x9.10 ft	Ceramic tiles	

Master bedroom	2nd floor	13x23.11 ft	Parquetry	
Bathroom	2nd floor	5x7.10 ft	Ceramic tiles	Ensuite
Bedroom	2nd floor	13.10x11.10 ft	Parquetry	
Bedroom	2nd floor	11x17.10 ft	Parquetry	
Bedroom	2nd floor	11x13 ft	Parquetry	
Bathroom	2nd floor	10.10x12 ft	Ceramic tiles	
Playroom	Basement	12x23 ft	Ceramic tiles	
Family room	Basement	13x24 ft	Wood	With Home Theater
Bedroom	Basement	11x11.10 ft	Wood	
Bathroom	Basement	4.10x11 ft	Ceramic tiles	
Kitchen	Basement	5.10x11 ft	Ceramic tiles	
Cellar / Cold room	Basement	17x11 ft	Concrete	

Caractéristiques

Système de chauffage	Air circulation , Electric baseboard units
Cheminée-Poêle	Gaz fireplace
Équipements / services	Central air conditioning , Ventilation system , Electric garage door , Alarm system , Central heat pump
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Toiture	Asphalt shingles
Zonage	Residential
Sous-sol	6 feet and over , Finished basement
Allée	Plain paving stone
Aménagement paysager	Fenced , Landscape
Armoire	Wood

Fondation	Poured concrete
Foyer	Gaz fireplace

INCLUSIONS & EXCLUSIONS

Inclusions	All Window dressing, electric fixtures, electric hot water tank, camera system, alarm system, tempo
Exclusions	All appliances

