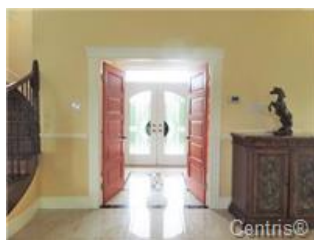


\$899,000

Centris® No. 16710375
Seller's Declaration

(Active)
Yes

945 Rue Stéphane Sainte-Dorothée (Laval) H7X 3V1



[See all pictures \(20\)](#)

[Financial Functions](#)

Property Type	Two or more storey	Occupancy	60 days PP/PR Accepted
Building Type	Detached	Deed of Sale Signature	60 days PP/PR Accepted
Year Built	2011	Lot Eval.	\$52,000
Expected Delivery Date		Building Eval.	\$684,600
Building Size	66.1 X 32.7 ft irr / 20.14 X 9.93 m irr	Mun. Taxes	\$5,360 (2016)
Living Area		School Taxes	\$1,637 (2016)
Lot Size	75.0 X 91.0 ft / 22.86 X 27.74 m	Additional Rev.	No
Lot Area	6,754.35 sqft / 627.5 sqm	Intergenerational	
Cert. of Location	Yes (2012)	Seasonal	
Body of Water			

No. of Rooms 21 **No. of Bedrooms** 5+2 **No. of Bathrooms and Powder Rooms** 5+1

Level	Room	Dimensions (Imperial)	Dimensions (Metric)	Floor Covering
GF	Hall	8 X 7.6 ft irr	2.44 X 2.29 m irr	Ceramic
GF	Dining room	15.9 X 18.3 ft irr	4.80 X 5.56 m irr	Ceramic
GF	Kitchen	12 X 12.7 ft irr	3.66 X 3.84 m irr	Ceramic
GF	Dinette	14.2 X 9.1 ft irr	4.32 X 2.77 m irr	Ceramic
GF	Hall	18.3 X 7.2 ft irr	5.56 X 2.18 m irr	Ceramic
GF	Living room	30.8 X 15.10 ft irr	9.35 X 4.83 m irr	Ceramic
2	Bedroom	12.10 X 14.2 ft irr	3.91 X 4.32 m irr	Wood
2	Bathroom	9.9 X 5.2 ft irr	2.97 X 1.57 m irr	Ceramic
2	Bedroom	13.5 X 12.10 ft irr	4.09 X 3.91 m irr	Wood
2	Bathroom	9 X 5.1 ft irr	2.74 X 1.55 m irr	Ceramic
2	Bedroom	12.6 X 14.1 ft irr	3.81 X 4.29 m irr	Wood
2	Master bedroom	31.2 X 17.10 ft irr	9.50 X 5.44 m irr	Wood
2	Bathroom	14 X 8.7 ft irr	4.27 X 2.62 m irr	Ceramic
3	Mezzanine	33.11 X 18.3 ft irr	10.34 X 5.56 m irr	Wood
3	Laundry room	8 X 10.3 ft irr	2.44 X 3.12 m irr	Ceramic
3	Bathroom	7.7 X 7.4 ft irr	2.31 X 2.24 m irr	Ceramic
BA1	Hall	9.3 X 7.1 ft irr	2.82 X 2.16 m irr	Ceramic
BA1	Family room	28.6 X 30 ft irr	8.69 X 9.14 m irr	Laminate floor
BA1	Bedroom	13.11 X 12.9 ft irr	4.24 X 3.89 m irr	Laminate floor
BA1	Bedroom	11.5 X 11.1 ft irr	3.48 X 3.38 m irr	Laminate floor

Sewage System	Septic tank
Water Supply	Municipality
Pool	
Parking	Driveway (4), Garage (2)
Heating System	Forced air
Water (access)	
Fireplace-Stove Equip./Serv.	Gas fireplace Central air conditioning, Air exchange system, Central vacuum cleaner system installation, Electric garage door opener, Central heat pump

Renovations

Broker - Remarks

This recent impressive 3-storey custom, built according to the highest standards and with opulent finishes, is perfectly designed for a large family living and entertaining. *Can be sold together with adjacent property MLS# 14257380 for true estate experience*

Addendum

This recent impressive 3-storey custom, built according to the highest standards and with opulent finishes, is perfectly designed for a large family living and entertaining. Spectacular open concept main floor is drenched in sunlight with various sitting / reception areas and spacious kitchen boasts integrated high-end appliances. Second floor comprises grand master bedroom with dressing and ensuite bathroom along with 3 family bedrooms

and 2 family bathrooms.

Third level has laundry, bathroom and several options for division of the main space

Basement features immense family/playroom, 2 bedrooms and bathroom.

Luxury for prudent.

Can be sold together with adjacent property MLS# 14257380 for true estate experience

Source

IMMOBILIÈRE ET FINANCE PORT ET MOUNT INC., Real Estate Agency

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