



François Bissonnette, Chartered real estate agent

REALTA

Chartered real estate broker

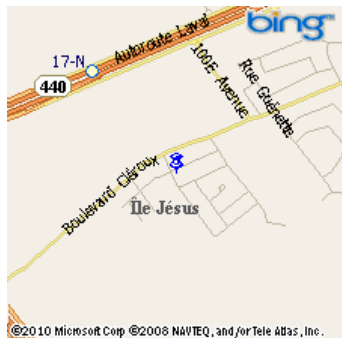
AVENUE VAN HORNE
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REALTA
courtier immobilier agréé

MLS® No. 8351133 (Active)



\$399,000

**2546 Rue Lamontagne
Chomedey (Laval)
H7T 2W7**

Region Laval
Neighbourhood Carrefour Saint-Martin
Near Cléroux

Body of Water

Property Type	Two or more storey	Year Built	2000
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	32 X 34 ft irr	Repossession	No
Living Area	1,930.00 sqft	Trade possible	
Ground Area	1,088.00 sqft	Cert. of Loc.	Yes (2001)
Lot Size	42 X 90 ft irr	File Number	
Lot Area	4,174.00 sqft	Possession Date	90 days PP/PR Accepted
Cadastre	1719122	Deed of Sale Signature	87 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2010	Municipal	\$3,511 (2009)	Common Exp.	
Lot	\$104,400	School	\$849 (2009)	Electricity	\$3,132
Building	\$227,000	Infrastructure		Oil	
		Water		Gas	
Total	\$331,400	Total	\$4,360	Total	\$3,132

Room(s) and Outdoor Feature(s)					
No. of Rooms	8	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	12.10 X 13.5 ft	Wood		
GF	Dining room	11.9 X 10.10 ft	Wood		
GF	Kitchen	17.8 X 8 ft	Ceramic	Dining Area	
GF	Laundry room	4.9 X 9.10 ft	Ceramic		
GF	Hall	6.8 X 7 ft	Ceramic		
2	Master bedroom	13.4 X 15.2 ft	Parquetry		
2	Bedroom	12.6 X 10.7 ft	Parquetry		
2	Bedroom	10.6 X 11.7 ft	Parquetry		
2	Office	7.8 X 7.7 ft	Parquetry	Storage	
2	Bathroom	10.6 X 10.8 ft	Ceramic	Separate Shower	
BA1	Family room	16.2 X 18.5 ft	Parquetry	Cold Room	

Features

Sewage System	Municipality	Rented Equip. (monthly)	Propane tank
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Heated, Inground
Roofing	Asphalt shingles	Parking	Driveway (2), Garage (1)
Siding		Driveway	
Windows	PVC	Garage	Built-in, Heated, Single width
Window Type		Carpport	
Energy/Heating	Electricity	Lot	
Heating System		Topograpy	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Separate shower	Water (access)	
Washer/Dryer (installation)	Powder room (1st level/Ground floor)	View	
Fireplace-Stove		Proximity	
Kitchen Cabinets			
Equipment/Services			

Inclusions

Blinds where installed

Exclusions

Fridge, stove, dishwasher, washer-dryer, propane gaz tank rented from superior

MLS® Remarks

Beautiful home that's both functional and comfortable. User-friendly kitchen boasting a touch of modernity and a sunny breakfast nook.Large, open bedrooms. Immense, subdued bathroom. Paved exterior space and attractive in-ground pool.

Seller's Declaration

No