

IMMEUBLES BIANO INC.

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COURTIER IMMOBILIER AGRÉÉ

Laval (Saint-François)

5621, Boul. des Mille-Îles

Near Panorama

15536019 - Source : IMMEUBLES BIANO INC., Real Estate Agency



Beautiful lots located by the Rivière des Mille-Îles. House to be rebuilt or renovated. Situated near highway 25 and the municipal transit, two (2) separate lots for a total of 74,572 sq ft giving you the possibility to build at least two (2) properties. The country in the city! For a handy person or builders. Price is under city evaluation.

Included

None.

Excluded

None.

Addenda

Motivated seller! Beautiful lots located by the Rivière des Mille-Îles. The country in the city. House to be rebuilt or renovated. Building not located in the flood zone. Situated near highway 25 and the municipal transit, enormous lots of approximately 74,572 sq ft according to the latest certificate of location. The asking price is below the city evaluation. The buyer will need to perform his due diligence with the city regarding any zoning or construction change. Please note the 2019 city taxes have been reduced by 2112\$!

For sale : 524 000 \$

Category	Residential
Style	Bungalow
Rooms	6
Bedrooms	2
Bathrooms	1

Building

	Unknown
Front	10.38 meters
Depth	12.91 meters
Area	146.6 square meters

Lot

Front	135 feet
Depth	651.1 feet
Area	74572.34 square feet
Water area name	Rivière des Mille-Îles

Evaluation (2019)

Building	124 700 \$
Lot	576 600 \$
Total:	701 300 \$

Expenses

	Monthly	Yearly
Municipal Taxes (2019)	564 \$	6 763 \$
School taxes (2018)	158 \$	1 898 \$
Total:	722 \$	8 661 \$

Features

Basement	Unfinished, 6 feet and over
Distinctive features	Waterfront : River, Water access : River, Non navigable
Foundation	Poured concrete
Garage	Double width or more, Detached
Hearth stove	Wood fireplace
Heating energy	Electricity
Parking	2 Garage
Proximity	Elementary school, Highway, Park - green area, Public transport, Daycare centre
Roofing	Asphalt shingles
Sewage system	Septic tank
Siding	Aggregate, Aluminum
View	Water
Water supply	Municipality
Window type	Sliding, Crank handle
Windows	Wood, Aluminum, PVC
Zoning	Residential

Rooms

	Level	Dimensions
Dining room	Ground floor	3,48 x 6,40 m
Living room	Ground floor	7,19 x 5,8 m
Kitchen	Ground floor	3,61 x 3,66 m
Bedroom	Ground floor	2,57 x 3,2 m
Master bedroom	Ground floor	3,15 x 3,61 m
Bathroom	Ground floor	3,5 x 2,13 m