

ROYAL LEPAGE VILLAGE
 Real Estate Agency
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Centris No. 16196061 (Active)



\$649,000

898 15e Avenue
Laval (Fabreville)
H7R 4N9

Region Laval
Neighbourhood West
Near
Body of Water

Property Type	Split-level	Year Built	1980
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	33 X 50.10 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2022)
Lot Size	84.4 X 100 ft	File Number	
Lot Area	8,448.59 sqft	Occupancy	2023-09-01
Cadastre	1157906	Deed of Sale Signature	2023-08-25
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$3,702 (2023)	Common Exp.	
Lot	\$184,200	School	\$374 (2022)	Electricity	\$2,732
Building	\$299,100	Infrastructure		Oil	
		Water		Gas	
Total	\$483,300 (134.29%)	Total	\$4,076	Total	\$2,732

Room(s) and Additional Space(s)					
No. of Rooms	12	No. of Bedrooms (above ground + basement)	4+1	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	21.2 X 13.8 ft	Wood	Fireplace-Stove.	
GF	Dining room	9.8 X 11.9 ft	Ceramic	dINETTE	
GF	Kitchen	14.9 X 11.9 ft	Ceramic		
GF	Family room	14.2 X 13.7 ft	Parquetry		
GF	Office	12.1 X 9.6 ft	Parquetry		
GF	Bathroom	5.11 X 8.7 ft	Ceramic		
2	Primary bedroom	13.2 X 13.3 ft	Wood		
2	Bedroom	12.9 X 9.6 ft	Wood		
2	Bedroom	10 X 10 ft	Wood		
2	Bathroom	8.5 X 9.6 ft	Ceramic		
BA1	Playroom	25.3 X 11.11 ft	Flexible floor coverings		
BA1	Bedroom	11.8 X 11.5 ft	Flexible floor coverings		
Additional Space			Size		
Garage			10.11 X 22.3 ft		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	Floor - 2014 (\$1), Roof covering - 2013 (\$1), Bathroom - 2017 (\$1)
Foundation	Poured concrete	Pool	Inground
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (1)
Siding		Driveway	Asphalt
Windows		Garage	Attached, Single width
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	closet (1st level/Ground floor)	View	
Fireplace-Stove	Wood fireplace	Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Wall-mounted air conditioning, Central vacuum cleaner system installation, Wall-mounted heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	

Inclusions

oven, stove, fridge, curtains, blinds, lights, central vacuum, awnings on the back porch

Exclusions

washer, dryer

Broker - Remarks

Superb split-level with many updates over the years. Spacious and comfortable home perfect for a family. The backyard is a peaceful oasis with an in-ground swimming pool. Walking distance to the school, park, tennis courts and forest in addition to all amenities.

Addendum

Renovations include:

Cooktop 2021

Bathroom on main floor 2015 and 2017

Kitchen counter and sink 2015

Wood floors upstairs, hallway and bedrooms 2014

Upstairs bathroom 2011

Garage door, garage entry door and main door 2008

Wood floors in living room and stairs 2001

All offers must be accompanied by an up-to-date letter of financial pre-qualification, as well as proof of Canadian citizenship or residency from the BUYER.

Sale without legal warranty of quality, at the buyer's risk and peril

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration

Yes SD-08458

Source

ROYAL LEPAGE VILLAGE, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises.



Frontage



Backyard



Interior



Living room



Living room



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Dinette



Family room



Family room



Office



Bathroom



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bathroom



Playroom



Bedroom