

TWO OR MORE STOREY FOR SALE

LAVAL (CHOMEDEY) (AUTRES) | 3 BEDROOMS, 1 BATHROOM



ULS : 27776762

**3096 RUE MARCEL-PROUST, LAVAL (CHOMEDEY)
(AUTRES), H7P 6A5**

Welcome to 3096 Marcel-Proust! This spacious residence is located in the highly sought-after Bergerac district, right next to a park and within walking distance of many amenities. The kitchen, main floor, and entire basement have been renovated in recent years, giving them a new and modern look. On the second floor, there are three

Complete information at the following address :

www.remax-quebec.com, ULS: #27776762



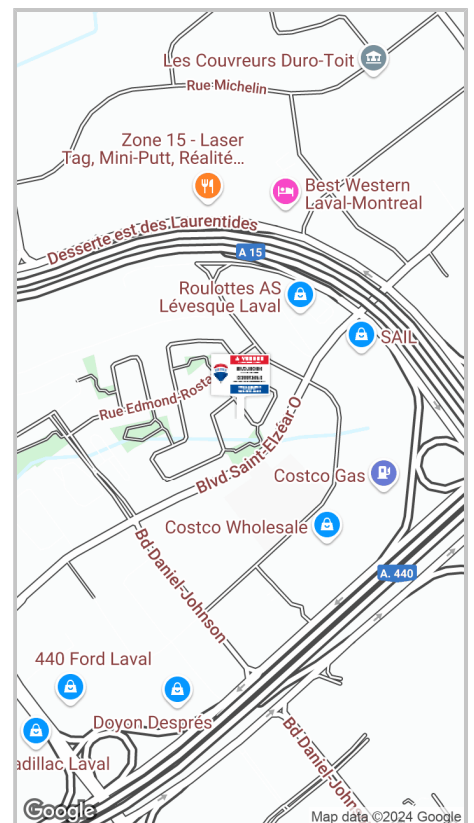
LOT AREA: **5,246 SF**



NUMBER OF ROOMS : **10**



YEAR BUILT : **2002**



IBRAHIM SOBH
Residential Real Estate Broker

RE/MAX 2000

📞 Ofc. : 450-682-2000

📱 Cell. : 514-746-1059

\$1,095,000

Calculate your payments



3 BEDROOMS



1 BATHROOM



1 WASHROOM



1 GARAGE



INGROUNDPOOL



GAS FIREPLACE



ADDENDA

Welcome to 3096 Marcel-Proust! This spacious residence is located in the highly sought-after Bergerac district, right next to a park and within walking distance of many amenities in Chomedey. This luxurious property is ideally situated close to all essential services and is less than 2 km from highways 15 and 440, providing convenient access to everything you may need.

From the moment you step inside, you will be captivated by the remarkable quality and exceptional condition of the construction[...]
(**Complete addendum in the annex.**)

CHARACTERISTICS

Heating System

Electric baseboard units

Heating Energy

Electricity , Natural gas

Fireplace-Stove

Gas fireplace

Water Supply

Municipality

Sewage System

Municipality

BUILDING DETAILS AND PROPERTY INTERIOR

Size

27'10" X 39' Irregular

Year built

2002

Garage

Attached

LOT AND EXTERIOR FEATURES

Lot size

43' X 121'11" Irregular

Lot area

5,246.33 SF

Parking (total)

Garage : 1

Pool

Inground

Proximity

Highway , Daycare centre
, Metro , Park , Bicycle
path

ROOM DETAILS

Room	Level	Dimensions	Flooring	Description
Hall	1st level/Ground floor	8' X 6'	Ceramic	
Living room	1st level/Ground floor	16'8" X 15'6"	Wood	
Dining room	1st level/Ground floor	10'10" X 12'	Wood	
Kitchen	1st level/Ground floor	12'6" X 13'	Ceramic	
Powder room	1st level/Ground floor	8' X 5'4"	Ceramic	
Primary bedroom	2nd level	15'5" X 16' irr.	Wood	
Bedroom	2nd level	12'2" X 11'	Wood	
Bedroom	2nd level	10'9" X 11'	Wood	
Bathroom	2nd level	14'8" X 10' irr.	Ceramic	
Family room	Basement 1	28'7" X 14'2"	Laminate floor	
Cellar/Cold room	Basement 1	12'8" X 12' irr.	Laminate floor	kitchenette
Veranda	1st level/Ground floor	16' X 17'	Ceramic	

FINANCIAL DETAILS

ASSESSMENT (2020)

Lot assessment	\$237,800.00
Building assessment	\$393,300.00
Municipal assessment	\$631,100.00

TAXES

Municipal (2024)	\$4,984.00
School (2024)	\$543.00
TOTAL	\$5,527.00

INCLUDED & EXCLUDED

Included

Light fixtures, curtains, blinds, dishwasher, central vacuum cleaner, electric fireplace TV stand.

Excluded

Any personal belongings



ADDENDA (COMPLETE)

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From the moment you step inside, you will be captivated by the remarkable quality and exceptional condition of the construction materials used for this home. Every detail has been meticulously considered to create a living space that is both functional and spacious.

Upon entering the property, you will find a stylish and well-appointed living space, comprising a lounge and dining room separate from the kitchen. The kitchen has a modern and elegant design, with large cabinets, generous worktops, and a central island. All the appliances you need for your daily life are included, making your living experience much more comfortable. The dining room is open to the family room, where a gas fireplace adds warmth and comfort to the space. A bathroom is also available on the ground floor for added convenience.

Upstairs, you will find three bedrooms. The spacious master bedroom offers a walk-in closet and an en-suite bathroom with a double vanity, large glass shower, and corner tub. The other two bedrooms are also a good size and feature.

The basement is just as impressive, with an open-concept game room and family room for relaxing or gathering with family. There is even space for a kitchenette.

Outside, the landscaping is impeccably maintained, with every detail carefully thought out by the sellers. A shed with windows provides additional storage space for your convenience. The paving stone creates an elegant outdoor space that surrounds the in-ground pool. A magnificent veranda gives you the perfect place to relax and entertain your guests. The yard is fully fenced for privacy, ensuring a peaceful and secure living experience.

This property is much more than a home; it is a haven of luxury and comfort that will certainly exceed your expectations. Don't miss the opportunity to make this exceptional residence your home. Contact us today to schedule a tour and experience all it has to offer.