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Bois-des-Filion-6, 43e Avenue

$739000

6, 43e Avenue, Bois-des-Filion, J6Z2L3

ULS : 10695769

VISITE DE LA PROPRIÉTÉ

STUNNING HOME (2010) on 3 LEVELS, steps from the Rivière des Mille Îles! Abundant windows and great natural light. Open-concept main floor: living room with propane fireplace, maple kitchen with granite countertops, adjoining dining room and 3-season sunroom (clear soft vinyl panels) overlooking the yard; powder room. Upstairs: family room and 3 bedrooms, including the primary with walk-in and adjoining bathroom; 2 bathrooms, one renovated. Integrated heated garage, paving stones, central heat pump, fenced lot, patio and shed. Schools, golf, parks and bike paths nearby. A sure favourite!

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	2
Salle d'eau en vedette	1
Garage en vedette	3
Foyer en vedette	Other , Propane

Financiers

Évaluation municipale	
Évaluation du terrain	$186,600.00
Évaluation du bâtiment	$513,700.00
Évaluation municipale	$700,300.00
Taxes	
Municipale	$4,339.00
École	$473.00
Total	$4,812.00
Énergie	
Électricité	$2,190.00

ADDENDA

WELCOME to 6, 43e Avenue, Bois-des-Filion
PROPERTY -- spread over 3 LEVELS
MAIN FLOOR (open concept)
+ Marble entrance hall with double closet
+ Bright living room with large windows and propane fireplace
+ Oak strip flooring
+ Kitchen with maple cabinets and granite countertops
+ Adjoining dining room leading to the 3-season sunroom with clear soft vinyl panels, which in turn opens onto the yard
+ Powder room with washer-dryer hookup and storage
INTERMEDIATE LEVEL (above the garage)
+ Spacious family room
+ Bedroom
UPPER LEVEL
+ Master bedroom with walk-in and renovated ensuite (two sinks, shower)
+ Second bedroom
+ Second full bathroom with bath and shower
EXTERIOR AND MISCELLANEOUS
+ Single-width built-in heated garage; paving-stone driveway (4 parking spaces)
+ Flat, fenced and landscaped lot with paving-stone patio and shed
+ Central heat pump, air exchanger, central vacuum, alarm system
+ No basement; mechanical room and cold room at the back of the garage
AREA (Bois-des-Filion)
+ Along the Rivière des Mille-Îles; Guy-Carbonneau and Berge-Perron parks
+ Highway 640 nearby; upcoming extension of Highway 19 and new bridge over the Rivière des Mille-Îles (late 2027) -- rapidly developing area
+ Elementary schools, Rive-Nord high school, daycare, library
+ Golf club, bike paths, restaurants and shops nearby
A new certificate of location has been ordered

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Taille	
Année de construction	2010
Number of Rooms	12
Superficie Habitable	2,200.16 PC

les fenêtres	PVC
Type de Windows	Crank handle
Revêtement	Other , Canexel , Concrete stone
Toiture	Asphalt shingles
Garage	Heated , Fitted , Single width
Salle de bain / salle d'eau	Adjoining to the master bedroom

Caractéristiques du terrain et extérieur

Dimensions du terrain	14.63 ft x 90 ft
Superficie du terrain	4,319.59 SF
Topographie	Flat
Stat. (total)	Outdoor , 4 , Garage , 1
Proximité	Highway , Daycare centre , Golf , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Hallway	1st level/Ground floor	6.2x5.8 ft	Marble	Double wardrobe
Living room	1st level/Ground floor	17.7x18.4 ft	Wood	Oak slats
Kitchen	1st level/Ground floor	14.1x10.6 ft	Ceramic tiles	Granite countertop
Dining room	1st level/Ground floor	13.8x13.3 ft	Wood	Oak slats
Veranda	1st level/Ground floor	10.8x11.1 ft	Ceramic tiles	Enclosed, 3-season
Washroom	1st level/Ground floor	10.4x5.9 ft	Ceramic tiles	Washer-dryer
Bedroom	2nd floor	11.8x10.6 ft	Wood	Oak slats

Family room	2nd floor	11.8x13.6 ft	Wood	Oak slats
Master bedroom	3rd floor	15.3x14.4 ft	Wood	Oak slats
Walk-in	3rd floor	7.10x4.6 ft	Wood	Oak slats
Bedroom	3rd floor	12.0x11.7 ft	Wood	Oak slats
Bathroom	3rd floor	9.3x5.8 ft	Ceramic tiles	Douche seulement
Bathroom	3rd floor	10.3x9.2 ft	Ceramic tiles	Bath and shower

Caractéristiques

Système de chauffage	Air circulation
Énergie de chauffage	Electricity
Cheminée-Poêle	Other , Propane
Équipements / services	Central vacuum cleaner system installation , Ventilation system , Electric garage door , Alarm system , Central heat pump
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Appareils de location	Water heater , 1 , Alarm system
Toiture	Asphalt shingles
Zonage	Residential
Sous-sol	No basement
Allée	Plain paving stone
Aménagement paysager	Patio , Fenced , Landscape
Armoire	Other , Maple , Wood
Fondation	Poured concrete
Foyer	Other , Propane
Caractéristiques distinctives	Wooded
Services disponibles	Fire detector

INCLUSIONS & EXCLUSIONS

Inclusions	Light fixtures, outdoor shed, electric garage door opener, dishwasher and alarm system.
Exclusions	Curtains and rods, stairwell light fixture.