



Residential and Commercial Real Estate Broker

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BOULEVARD  
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Centris No. 19325020 (Active)



**\$569,000**

**315 Rue des Hiboux**  
**Laval (Duvernay)**  
**H7A 3Z5**

**Region** Laval  
**Neighbourhood** East  
**Near**  
**Body of Water**

<b>Property Type</b>	Split-level	<b>Year Built</b>	1991
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	32.5 X 28.4 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2021)
<b>Lot Size</b>	90 X 59 ft irr	<b>File Number</b>	
<b>Lot Area</b>	5,222 sqft	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Cadastre</b>	1 356 472	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2025	<b>Municipal</b>	\$3,106 (2025)	<b>Common Exp.</b>	
<b>Lot</b>	\$209,500	<b>School</b>	\$332 (2025)	<b>Electricity</b>	
<b>Building</b>	\$322,500	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$532,000 (106.95%)	<b>Total</b>	\$3,438	<b>Total</b>	

## Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
8		2+1		2+0	
Level	Room	Size	Floor Covering	Additional Information	
2	Dining room	26.4 X 14.3 ft	Wood		
2	Kitchen	12.3 X 9.9 ft	Ceramic		
2	Primary bedroom	15.6 X 11.4 ft	Wood		
2	Bedroom	11.2 X 10.8 ft	Wood		
2	Bathroom	15.3 X 10 ft	Ceramic		
BA1	Living room	26.4 X 14.3 ft	Laminate floor	Fireplace-Stove.	
BA1	Bedroom	17.2 X 14.6 ft	Wood		
BA1	Bathroom	11.4 X 7.3 ft	Ceramic	Laundry	
<b>Additional Space</b>			<b>Size</b>		
Patio			12.11 X 11.9 ft		

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>		<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (4)
<b>Siding</b>		<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Electric baseboard units	<b>Topography</b>	Flat
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Bathroom (Basement 1)	<b>View</b>	
<b>Fireplace-Stove</b>	Wood fireplace	<b>Proximity</b>	
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Wall-mounted air conditioning	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

## Inclusions

All blinds and curtains, Big Tempo, Microwave, Stove, Washer, Dryer, central vacuum

## Exclusions

## Remarks

Bright & Airy 2+1 Bedroom Home in Duvernay Set on a sunny corner lot, this charming home is perfect for first-time buyers or those looking to downsize without sacrificing comfort. With its open, light-filled spaces and inviting layout, it offers a wonderful alternative to condo living. The extra bedroom in the basement provides flexibility for guests, a home office, or a hobby room, while the low-maintenance yard and welcoming neighborhood make everyday living a delight.

## Sale with legal warranty of quality

## Seller's Declaration

Yes SD-72584

## Source

BLVD IMMOBILIER, 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.