



BLVD IMMOBILIER
Real Estate Agency
6600, Rte Transcanadienne #203
Pointe-Claire (QC) H9R 4S2

Residential and Commercial Real Estate Broker

Laurie Fearon 514-575-7984
Real Estate Broker
Brokers@LaurieFearon.com
Shapoor Hoghooghi 514-295-8787
Real Estate Broker
Brokers@ShapoorHoghooghi.com



Centris No. 19325020 (Active)



\$569,000

315 Rue des Hiboux

Laval (Duvernay)

H7A 3Z5

Region Laval

Neighbourhood East

Near

Body of Water

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

Municipal Assessment		Taxes (annual)	Expenses/Energy (annual)
Year	2025	Municipal	\$3,106 (2025)
Lot	\$209,500	School	\$332 (2025)
Building	\$322,500	Infrastructure	
		Water	
Total	\$532,000 (106.95%)	Total	\$3,438 Total

Room(s) and Additional Space(s)

No. of Rooms	8	No. of Bedrooms (above ground + basement)	2+1	No. of Bathrooms and Powder Rooms	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	
Additional Space		Size			
Patio		12.11 X 11.9 ft			

Features

Sewage System	Municipality	Rented Equip. (monthly)
Water Supply	Municipality	Renovations
Foundation		Pool
Roofing	Asphalt shingles	Parkg (total)
Siding		Driveway
Windows		Garage
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)	Bathroom (Basement 1)	View
Fireplace-Stove	Wood fireplace	Proximity
Kitchen Cabinets		Building's Distinctive Features
Property/Unit Amenity	Wall-mounted air conditioning	Energy efficiency
Restrictions/Permissions		Mobility impaired accessible

Pets**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.