

NORMAND PARCEL

Normand Parcel

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Saint-François (Laval)

5621Z, Boul. des Mille-Îles

Near Panorama

15594415 - Source : IMMEUBLES BIANO INC., Real Estate Agency



Beautiful lot located by the Rivière des Mille-Iles. House to be rebuilt or renovated. Situated near highway 25 and the municipal transit, 1 lot approximately 36,036 sqft/3347.9 sqm per the cadastral plan and the certificate of location giving you the possibility to build your dream property. The country in the city! For a handy person or builders.

Included

None.

Excluded

None.

Addenda

Motivated seller! Beautiful lot located by the Rivière des Mille-Iles. The country in the city. House to be rebuilt or renovated. Situated near highway 25 and the municipal transit, enormous lot approximately 38,535 sqft/3580.1 sqm per the cadastral plan and the certificate of location. The buyer will need to perform his due diligence with the city regarding any zoning or construction change. Please note the 2019 city taxes have been reduced! Excellent opportunity for a handy person or builder. Possibility of buying both lots (ref Centris #15536019 for adjacent lot 1786836) at a discounted price. ***Please note the building value of 34,500\$, the lot value of 490,100\$, the municipal tax amount of 6,763\$ and the school tax amount of 1,241\$ are for both lots 1786836 and 1786837. Should a future buyer purchase only lot 1786837, the buyer would need to separate both tax accounts with the Ville de Laval***

For sale : 275 000 \$

Category	Land / Lot
Style	Vacant lot

Lot

Area	3580.1 square
Water area name	Rivière des Mille-Iles

Evaluation (2019)

Building	34 500 \$
Lot	490 100 \$
Total:	524 600 \$

Expenses

	Monthly	Yearly
Municipal Taxes (2019)	564 \$	6 763 \$
School taxes (2019)	103 \$	1 241 \$
Total:	667 \$	8 004 \$

Features

Distinctive features	Waterfront : River, Wooded, Non navigable, Water access : River
Landscaping	Landscape
Proximity	Public transport, Daycare centre, Elementary school, Highway, Park - green area
Sewage system	Septic tank
View	Water
Water supply	Municipality
Zoning	Residential