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Centris No. 20584989 (Active)



\$2,900,000

3213 Rue du Consul
Laval (Duvernay)
H7E 5N6

Region Laval
Neighbourhood Val des Brises
Near
Body of Water

Property Type	Two or more storey	Year Built	2010
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	80.5 X 50 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2010)
Lot Size	120.2 X 95.2 ft irr	File Number	
Lot Area	12,997.42 sqft	Occupancy	90 days PP/PR Accepted
Cadastre	1393059	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$9,864 (2022)	Common Exp.	
Lot	\$445,000	School	\$1,253 (2023)	Electricity	
Building	\$993,600	Infrastructure		Oil	
		Water		Gas	
Total	\$1,438,600 (201.58%)	Total	\$11,117	Total	

Room(s) and Additional Space(s)					
No. of Rooms	32	No. of Bedrooms (above ground + basement)	4+2	No. of Bathrooms and Powder Rooms	5+2
Level	Room	Size	Floor Covering	Additional Information	
GF	entrance	10.10 X 5.5 ft	Granite		
GF	Living room	24.8 X 15.10 ft	Granite		
GF	Dining room	22.1 X 13 ft	Granite		
GF	Kitchen	18.2 X 17.4 ft	Granite		
GF	Butler's Corner	8.10 X 6.6 ft	Granite	Walk-in Pantry	
GF	Dinette	18.10 X 22.6 ft	Granite		
GF	Family room	16.11 X 15.11 ft	Wood	Fireplace-Stove.	
GF	Powder room	8.5 X 6.9 ft	Granite		
2	Mezzanine	17.6 X 15.8 ft	Ceramic		
2	Laundry room	14.5 X 13.5 ft	Ceramic		
2	Powder room	5.5 X 2.11 ft	Ceramic		
2	Primary bedroom	21.9 X 17.7 ft	Wood		

2	Walk-in closet	11.9 X 10.2 ft	Wood	Custom closet
2	Ensuite Bathroom	15.1 X 12.11 ft	Ceramic	Heated Floors, Jacuzzi, Shower
2	Bedroom	16.11 X 13.4 ft	Wood	Custom walk-in closet
2	Bathroom	13.11 X 9.6 ft	Ceramic	Heated Floors, Jacuzzi, Shower
2	Bedroom	18.3 X 12.9 ft	Wood	2 Custom walk-in closet
2	Bedroom	16.7 X 12.10 ft	Wood	Custom walk-in closet
2	Bathroom	10.8 X 5.10 ft	Ceramic	Heated Floors, Shower
BA1	Playroom	32.3 X 13.10 ft	Granite	Fireplace-Stove. Kitchenette and dining area
BA1	Cinema	17.10 X 17.8 ft	Carpet	
BA1	Bedroom	13.1 X 12.8 ft	Granite	
BA1	Bedroom	13.1 X 13.7 ft	Wood	
BA1	Bathroom	10.8 X 5.11 ft	Ceramic	Heated Floors, Shower
BA1	Wine cellar	11.2 X 7 ft	Granite	
BA1	Playroom	16.5 X 15.11 ft	Granite	
BA1	Storage	14.2 X 7.10 ft	Ceramic	
BA1	Storage	14.2 X 5.4 ft	Ceramic	
BA1	Walk-in closet	11.11 X 10.9 ft	Ceramic	Cedar Closet
BA1	Cellar/Cold room	10.5 X 10.3 ft	Ceramic	Fridge
BA1	Cellar/Cold room	10.11 X 5.6 ft	Ceramic	Walk-in Fridge
BA1	Cellar/Cold room	5.5 X 4 ft	Ceramic	Walk-in Freezer

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (12), Garage (3)
Siding	Brick, Concrete, Concrete stone	Driveway	Asphalt, Double width or more
Windows	Aluminum	Garage	Built-in, Heated, Single width, Tandem
Window Type		Carport	
Energy/Heating	Electricity	Lot	Fenced
Heating System	Forced air	Topography	Flat
Basement	6 feet and more, Finished basement	Distinctive Features	Cul-de-sac
Bathroom		Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove	Gas fireplace	Proximity	Bicycle path, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation
Kitchen Cabinets	Wood	Building's Distinctive Features	
Equipment/Services	Fire detector (connected), Air exchange system, Central vacuum cleaner system installation, Intercom, Electric garage door opener, Alarm system, Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	

Inclusions

Refrigerators, 2 Dishwashers, Steam oven, Oven, Warming drawer, Stovetop, Espresso machine, Stove, Water wall in the dining room and wall fountain in the bathroom. In the basement: Stove, mini fridge, bistro furniture Cinema screen and projector, 2 hot water tanks. Blinds.

Exclusions

Items of a personal nature

Broker - Remarks

Exquisite custom built home located at the end of a quiet crescent! Stunning architectural design, constructed to the highest standard. Featuring 6 bedrooms, 5 bathrooms, 2 powder rooms and a 3 car garage. Sprawling multi-level floorplan with over 6,300 sqft. of living space, perfect for a growing family or those who live to entertain. Elegantly appointed with artist rendered and handcrafted stone pillars, vaulted ceilings, crown moldings, granite floors, and sweeping staircase, unlike anything on the market today. Mediterranean inspired old-world charm, combined with modern comforts make this home truly unique. A diamond to be discovered!

Addendum

Welcome to 3213 rue Du Consul

Located in beautiful Duvernay Laval, just 45 minutes outside of Montreal this Custom built Tudor-style home is sure to leave you speechless.

Setback on a private crescent, Sitting on a unique diamond shape lot, measuring over 12997 sqft, 3213 rue Du Consul is an undeniable showstopper!

The multi level floorplan offers its residence more than 6,300 sqft of living space, 6 bedrooms, 5 bathrooms, 2 powder rooms, and a 3 car garage.

The main floor centers around a sweeping elegant spiral staircase, fitted with wrought iron railing and custom banister, capped off by a spectacular suspended crystal chandelier.

Among many of the details on the main level, are the impressive Mediterranean inspired stone columns, vaulted hand crafted ceilings, as well as the artist rendered crown moldings and carvings. This ode to old-world craftsmanship pairs perfectly with the majestic buffed granite floors, giving this home a grandiose elegance that is unparalleled and awe inspiring.

Additionally the main floor features a formal living and dining room, powder room, a cozy family room with propane fireplace, and a triple A kitchen with oversized island, double fridge, stainless steel appliances and a butlers corner with a walk-in pantry. Perfect for the hosting large gatherings of family and friends.

A mezzanine was built over the 3 car garage, offering endless possibilities. Currently in use as a home gym, this versatile space comes complete with a powder room and direct access to the laundry room, kitchen, basement and garage.

The sleeping quarters on the upper level of the home are perfectly appointed, comprised of 3 spacious bedrooms with ensuite bathrooms and walk-in closets, as well as the primary suite with large custom walk-in closet and spacious ensuite bathroom with glass shower, jacuzzi tub, double sink and heated floors.

The basement takes on a life of its own, with an incredible Retro-Bistro themed kitchenette and lounge area, as well as a cinema room, walk-in wine cellar, 2 additional bedrooms with a full bathroom. Can easily be converted into intergenerational use.

Anything is possible with this outstanding property. A diamond with endless possibilities. Step into luxury!

Sale with legal warranty

Seller's Declaration

Yes SD-81000

Source

M 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.