



Stéphane Garneau
Courtier immobilier résidentiel et
commercial Stéphane Garneau Courtier
Immobilier Inc.
C : 514 244-7744
C: stephane@stephane-garneau.com

Laval (Chomedey)-3647, Av. Jean-Béraud, 303

\$448000



3647, Av. Jean-Béraud, Laval (Chomedey), H7T0N4

ULS : 22060160

[VISITE DE LA PROPRIÉTÉ](#)

Immerse yourself in luxury at Marquise III in this one bedroom and one bathroom unit. A real jewel, presenting an impeccable condition worthy of a showroom. The building, fully equipped, offers a range of high-end facilities: gym, swimming pool and roof terrace, BBQ area, dry sauna, reception room with fully equipped kitchen, visitor parking and a refined entrance hall. Nestled in the heart of Chomedey, Marquise III offers a prime location, steps from a range of activities, restaurants, Carrefour Laval, Centropolis, with quick access to highways 15 and 440.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	1
Salle de bain en vedette	1
Garage en vedette	3
Piscine Vedette	Heated , Inground

Financiers

Évaluation municipale

Évaluation du terrain	\$13,200.00
Évaluation du bâtiment	\$306,900.00
Évaluation municipale	\$320,100.00

Taxes

Municipale	\$2,702.00
École	\$278.00
Total	\$2,980.00

Dépense annuelle

Frais de copropriété	\$4,056.00
Total	\$4,056.00

ADDENDA

Discover luxury and comfort in this exceptional condo located in the heart of Laval, where convenience meets elegance. One of the major assets of this property is its scarcity in terms of parking, offering an interior space and visitor parking.

Nestled in the emblematic La Marquise residence, this urban jewel benefits from a privileged location in Laval, allowing direct access to the city's fine gastronomy, chic boutiques and vibrant entertainment. Life here transcends the everyday with luxurious amenities, including a state-of-the-art fitness center and rooftop terrace, offering quality of life and breathtaking views.

The interior reveals generous space with a well-thought-out layout, a huge balcony that invites outdoor relaxation, an elegant bathroom, and 9-foot ceilings that amplify the feeling of space. The unit also has convenient storage space, adding an extra touch of functionality to this ideal living environment.

Residents can also enjoy an impressive range of on-site amenities, including an outdoor swimming pool located on a spacious patio, a fully equipped gym, a relaxing sauna, and a stylish lounge, perfect for relaxing and socializing.

This condo is not just a place to reside; it is a promise of luxurious and hassle-free living, making every day an exceptional experience.

- + Rooftop Pool: Offers a relaxing escape with panoramic views.
- + Common space on the roof with BBQ: Ideal for moments of relaxation and outdoor gatherings.
- + Urban chalet: Equipped with a lounge area, a bar and a dining room, plus bathrooms for the comfort of residents.
- + Complete gym: Equipped for weight training and with a space dedicated to yoga, promoting an active and healthy lifestyle.
- + Sauna: Offers a space for rest and relaxation.

Charging stations for electric cars: Facilitate the use of electric vehicles, highlighting the ecological commitment of the residence.

- + Visitor parking: Ensures a practical and accessible welcome for guests.
- + Welcoming reception: Reflects the Marquise's commitment to providing an exceptional and friendly living environment.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	2019
Number of Rooms	6
Superficie Habitable	769.63 PC

Nombre d'étages 15

Garage	Heated , Fitted , Single width
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Caractéristiques du terrain et extérieur

Vue City

Stat. (total)	Garage , 1
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Cadastre - Parking (inclus dans le prix)	Garage
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Piscine	Heated , Inground
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Proximité	Highway , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport , University
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DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Hallway	3rd floor	10.0x10.0 ft	Wood	
Living room	3rd floor	11.0x18.0 ft	Wood	
Kitchen	3rd floor	11.0x13.5 ft	Wood	
Laundry room	3rd floor	4.6x5.0 ft	Wood	
Master bedroom	3rd floor	12.0x11.0 ft	Wood	
Bathroom	3rd floor	4.10x10.0 ft	Wood	

Caractéristiques

Système de chauffage	Air circulation
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Énergie de chauffage	Electricity
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Équipements / services	Wall-mounted air conditioning , Ventilation system , Entry phone , Electric garage door , Alarm system , Wall-mounted heat pump
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Approvisionnement en eau	Municipality
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Système d'égout	Municipal sewer
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Appareils de location	Alarm system
Zonage	Residential
Un accès facile	Elevator
Services disponibles	Exercise room , Sauna , Community center , Fire detector

INCLUSIONS & EXCLUSIONS

Inclusions	All permanent heating and electricity installations
Exclusions	Appliances, wine cellar and dishwasher, furniture in closets.

