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**Laval (Laval-des-Rapides)-1900-5418, Rue Émile-Martineau,  
501**

**\$399900**



**1900-5418, Rue Émile-Martineau, Laval (Laval-des-Rapides),  
H7N0G1**

ULS : 12281994

[VISIT PROPERTY](#)

SUPERB CORNER UNIT on the 5th floor, 2 steps from the Metro and Cégep Montmorency, Place BELL, the U de M campus, and all services. Open concept with high ceilings, abundant light, generous windows, 2 bedrooms, modern kitchen, indoor parking and balcony. In the heart of the action in Laval! Come to see!

## INFORMATION DETAILS

### PROPERTY FEATURED

Featured Bedroom	2
Featured Bathroom	1

### FINANCIAL

#### Assessment

Lot assessment	\$7,300.00
Building assessment	\$236,900.00
Municipal assessment	\$244,200.00

#### Taxes

Municipal	\$2,296.00
School	\$231.00
Total	\$2,527.00

#### Annual Expenses

Condominium fees	\$3,384.00
Total	\$3,384.00

#### Energy

Electricity	\$840.00
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### ADDENDA

WELCOME to unit 501 located at 1900 Émile-Martineau!

To know!

- + Corner unit;
  - + 645 sqft of superbly functional space;
  - + Two bedrooms;
  - + Master bedroom with Walk-in and access to the bathroom;
  - + Modern kitchen;
  - + Quartz counter in the kitchen;
  - + Open concept living room, dining room and kitchen;
  - + Wall-mounted air conditioning;
  - + High Ceilings (+ 9 feet);
  - + Private balcony;
  - + Indoor garage # 133 in the basement;
  - + A storage space included;
  - + Access to an outdoor garden;
  - + A well maintained and well administered complex;
  - + Quick occupancy;
- Unit maintained with care by the owners, it is a turnkey for the buyer!  
To discover without waiting!

## BUILDING DETAILS AND PROPERTY INTERIOR

Property Category	Residential
Year Built	2019
Number of Rooms	8
Living Area	645.83 SF
Windows	PVC
Windows Type	Crank handle

## LOT AND EXTERIOR FEATURES

Parking (total) Garage , 1

Proximity	Highway , Cegep , Daycare centre , Park - green area , Bicycle path , Elementary school , High school , Public transport , University
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## ROOM DETAILS

Room	Level	Dimensions	Flooring	Description
Hallway	5th floor	5.4x4.8 ft	Ceramic tiles	
Laundry room	5th floor	4.10x2.11 ft	Wood	engineered

Bathroom	5th floor	9.7x4.10 ft	Ceramic tiles	
Master bedroom	5th floor	9.6x9.0 ft	Wood	engineered
Walk-in	5th floor	5.9x4.11 ft	Wood	engineered
Bedroom	5th floor	9.10x11.11 ft	Wood	engineered
Kitchen-Dining room	5th floor	16.9x11.10 ft	Wood	engineered
Living room	5th floor	10.0x9.7 ft	Wood	engineered

## CHARACTERISTICS

Heating System	Electric baseboard units
Equipment/Services	Wall-mounted air conditioning
Water Supply	Municipality
Sewage System	Municipal sewer
Zoning	Residential
Cupboard	Thermoplastic

## INCLUDED & EXCLUDED

Included	Light fixtures, wall mounted air conditioner, blinds, refrigerator and dishwasher.
Excluded	Stove, washer and dryer.

