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Centris No. 14071167 (Active)



\$599,000

1161 Mtée Champagne
Laval (Sainte-Dorothée)
H7X 4A2

Region Laval
Neighbourhood East Islemère
Near Brigitte
Body of Water

Type	Land	Repossess./Judicial auth.	No
Cadastre	1719434	Trade possible	
Lot Size	250 X 133.9 ft irr	Certificate of Location	Yes (2020)
Lot Area	14,041.52 sqft	File Number	
Technical Description		Deed of Sale Signature	15 days PP/PR Accepted
Staking Certificate			
Boundary-Marking Minutes			
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses (annual)	
Year	2025	Municipal	\$2,708 (2025)	Common Exp.	
Lot	\$222,100	School	\$146 (2025)	Insurance	
Building		Infrastructure		Maintenance	
		Water		Equipment (rental)	
				Management/Administration	
Total	\$222,100 (269.70%)	Total	\$2,854	Total	

Zoning		
	Density	Height
Residential		
Single-family	4.5	33 ft

Features		
Sewage System	Municipality	Water (access)
Water Supply	Municipality	View
Lot		Environmental Study
Topography		Proximity
Distinctive Features		

Inclusions

Exclusions

Remarks

Discover an exclusive 14,040 ft² vacant lot in StDorothée, Laval, framed by majestic mature trees. This unique 76 m × 40 m triangular parcel boasts perfect southern sun exposure, seamless Highway 13 access and a coveted T3.3 Zoned suburban address. Minutes from Montreal, top schools, parks and shopping, this sundrenched canvas is priced to sell and ideal for family living or revenuegenerating investment. Rarely does a parcel of this scale, setting, and investorready zoning hit the market. Your opportunity is now.

Addendum

Investment Highlights & Opportunity Overview

- +Rare 1,304 m² (14,040 ft²) triangular parcel in StDorothée, Laval, framed by mature maples and oaks
- +Ideal southern exposure and direct Highway 13 access, just minutes from Montreal, top schools, parks and shopping
- +T3.3 zoning in a proven growth sector, lowdensity approvals, clear development parameters and strong resale demand
- +Up to ~390 m² buildable envelope (30 % coverage) with full municipal utilities at the curb
- +Perfect for luxury singlefamily estates, boutique multihome enclaves or buildtorent projects

Your nextgeneration land investment starts here; privacy, prominence and performance in one exceptional package.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-76495

Source

RE/MAX ACTION, Real Estate Agency
RE/MAX ROYAL (JORDAN) INC., 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.



Aerial photo



Frontage



Backyard



Land/Lot



Aerial photo



Aerial photo



Aerial photo



Aerial photo



Aerial photo



Aerial photo



Aerial photo



Aerial photo



Street



Aerial photo