SALE SHEET - COMPARABLE 3

Évaluations Rivière-Nord Inc. - residential sales archive, Val-Lorette submarket (fictional data, WP42)

Address	2210, boulevard des Hauts-Bois, Val-Lorette
Sale date	2025-08-22
Sale price	567,000 CAD
List price	586,000 CAD
Days on market	12
Property type	Single-family detached, 2 storeys
Living area	152 m2
Lot area	710 m2
Year built	2012
Bedrooms	4
Bathrooms (full)	2
Garage	2 bay(s)
Basement	Finished
Condition	Very good
Distance to subject	1.1 km
Financing	Conventional mortgage

Remarks

Corner lot on the boulevard, double attached garage, upgraded kitchen (2022) and heat pump (2023). Finished basement with home office. Multiple offers, sold at 103 % of list, conventional financing.

Source: notarial deed and listing archive; verified by D. Lemieux 2025-10-21. Sheet 3 of 8.