



Antoine Zabal, Real Estate Broker
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Centris® No. 15827043 (Active)



\$498,000

5290 Rue West Broadway
Côte-des-Neiges/Notre-Dame-de-Grâce (Montréal)
H4V 2A2

Region Montréal
Neighbourhood Notre-Dame-de-Grâce
Near
Body of Water

Property Type	Two or more storey	Year Built	1950
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	30.3 X 24.8 ft	Repossession	
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2005)
Lot Size	100 X 50.11 ft	File Number	
Lot Area	5,000.91 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	3321596	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2016	Municipal	\$3,100 (2016)	Common Exp.	
Lot	\$268,900	School	\$660 (2016)	Electricity	
Building	\$103,000	Infrastructure		Oil	
		Water		Gas	
Total	\$371,900	Total	\$3,760	Total	

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms	3+1	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Kitchen	11 X 14 ft	Wood	2 comptoirs	
GF	Office	5 X 11 ft irr	Wood	1 armoire	
GF	Living room	22 X 12 ft	Wood	1 penderie	
GF	Bedroom	11 X 8.5 ft	Wood		
2	Master bedroom	14 X 13 ft irr	Wood	1 penderie	
2	Bedroom	11 X 13 ft irr	Wood	1 penderie	
2	Bathroom	5 X 3 ft	Ceramic		
Additional Space			Size		
Salle familiale sous-sol					
Salle de bains sous-sol					
Cour					
Stationnement					

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation		Pool	
Roofing		Parking	Driveway (2)
Siding		Driveway	
Windows		Garage	
Window Type		Carport	
Energy/Heating		Lot	
Heating System		Topograpy	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove		Proximity	Bicycle path, CEGEP, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation, University
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services		Energy efficiency	

Inclusions

Exclusions

Broker - Remarks

A vendre par le propriétaire des 38 dernières années. Lot 60 x 100. Maison 25 x 30. 2 chambres à coucher et 1 salle de bains au 2e étage. 3e chambre à coucher, salon, cuisine et salle de bain au rez-de-chaussée.

Addendum

Sous-sol complètement refait avec plancher chauffant. Salle de bains avec douche séparée, salle de lavage et salle de jeux. Chauffage et eau chaude électrique, entrée 200A.

Toit refait avec bardeaux galvanisés bon à vie. Asphalte autour de la plupart de la maison. 2 stationnements côte à côte en avant. 2 portes en bois donnant accès à la propriété en voiture, une sur le côté et l'autre en avant. Ascenseur à plate-forme en avant vendu avec la maison ou peut être enlevé.

Prix négociable et occupation flexible

Sale with legal warranty

Seller's Declaration

Yes SD-40573

Source

GROUPE SUTTON SUR L'ÎLE 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.



Frontage



Overall view



Overall view



Overall view



Overall view



Overall view



Overall view



Kitchen



Bedroom



Kitchen



Staircase



Kitchen



Bedroom



Bedroom



Bathroom



Bathroom



Centris®

Bathroom



Centris®

Bathroom



Centris®

Family room



Centris®

Family room



Centris®

Family room



Centris®

Parking



Centris®

Frontage



Centris®

Backyard