

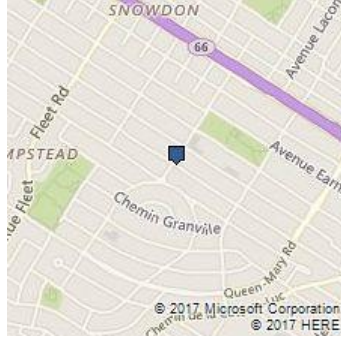


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**Centris® No.** 19820750 (Active)



**\$988,000**

**224-226 Rue Dufferin**  
**Hampstead**  
**H3X 2Y1**

**Region** Montréal

**Neighbourhood**

**Near**

**Body of Water**

<b>Property Type</b>	Duplex	<b>Year Built</b>	1942
<b>Property Use</b>	Residential only	<b>Lot Assessment</b>	\$336,100
<b>Building Type</b>	Semi-detached	<b>Building Assessment</b>	\$369,900
<b>Total Number of Floors</b>	2	<b>Total Assessment</b>	\$706,000 (2016)
<b>Building Size</b>	39 X ft irr	<b>Expected Delivery Date</b>	
<b>Living Area</b>		<b>Repossession</b>	
<b>Building Area</b>		<b>Trade possible</b>	
<b>Lot Size</b>	49.9 X 100 ft	<b>Certificate of Location</b>	No
<b>Lot Area</b>	5,000 sqft	<b>File Number</b>	
<b>Cadastre</b>	2088606	<b>Occupancy</b>	30 days PP Accepted
<b>Zoning</b>	Residential	<b>Deed of Sale Signature</b>	30 days PP Accepted

**Monthly Revenues (residential) - 2 unit(s)**

<b>Apt. No.</b>	226	<b>End of Lease</b>	Owner-occupant	<b>Included in Lease</b>
<b>No. of Rooms</b>	6	<b>Monthly Rent</b>		
<b>No. of Bedrooms</b>	3	<b>Rental Value</b>	\$2,200	<b>Excluded in Lease</b>
<b>No. Bath/PR</b>	1+0	<b>Features</b>		
<b>Washer/Dryer (inst.)</b>		<b>No. of Parking Spaces</b>		

Level	Room	Size	Floor Covering	Additional Information
GF	Bedroom	12 X 13.5 ft	Wood	
GF	Bedroom	11 X 15.7 ft	Wood	
GF	Bathroom	4.10 X 8.7 ft	Ceramic	
GF	Kitchen	12.10 X 12.3 ft	Ceramic	
GF	Hall	7.1 X 17.5 ft	Wood	
GF	Dining room	12.10 X 10.6 ft	Wood	
GF	Living room	12.10 X 13.9 ft	Wood	
BA1	Bedroom	13.4 X 10.7 ft	Laminate floor	
BA1	Bathroom	7.7 X 4.3 ft	Ceramic	
BA1	Laundry room	5.2 X 9 ft	Ceramic	
BA1	Kitchen	6.2 X 15.6 ft	Ceramic	
BA1	Living room	20.10 X 16.4 ft	Ceramic	
BA1	Storage	7.6 X 3.6 ft	Concrete	
<b>Additional Space</b>			<b>Size</b>	
Garage			14.11 X 22.4 ft	
Cour				

<b>Apt. No.</b>	224	<b>End of Lease</b>	2017-06-30	<b>Included in Lease</b>
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<b>No. of Rooms</b>	6	<b>Monthly Rent</b>	\$1,200	
<b>No. of Bedrooms</b>	3	<b>Rental Value</b>		<b>Excluded in Lease</b>
<b>No. Bath/PR</b>	1+0	<b>Features</b>		
<b>Washer/Dryer (inst.)</b>		<b>No. of Parking Spaces</b>		
<b>Annual Potential Gross Revenue</b>		\$40,800 (2017-01-18)		

<b>Features</b>				
<b>Sewage System</b>	Municipality	<b>Loading Platform</b>		
<b>Water Supply</b>	Municipality	<b>Rented Equip. (monthly)</b>		
<b>Foundation</b>		<b>Renovations</b>		
<b>Roofing</b>		<b>Pool</b>		
<b>Siding</b>	Brick	<b>Parking</b>	Driveway (6), Garage (2)	
<b>Dividing Floor</b>		<b>Driveway</b>		
<b>Windows</b>		<b>Garage</b>	Double width or more	
<b>Window Type</b>		<b>Carport</b>		
<b>Energy/Heating</b>	Natural gas	<b>Lot</b>		
<b>Heating System</b>	Hot water	<b>Topograpy</b>		
<b>Floor Covering</b>		<b>Distinctive Features</b>		
<b>Basement</b>	6 feet and more, Finished basement	<b>Water (access)</b>		
<b>Bathroom</b>		<b>View</b>		
<b>Washer/Dryer (installation)</b>		<b>Proximity</b>	CEGEP, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation, University	
<b>Fireplace-Stove</b>		<b>Environmental Study</b>		
<b>Kitchen Cabinets</b>		<b>Energy efficiency</b>		
<b>Equipment/Services</b>		<b>Occupancy</b>		

<b>Inclusions</b>
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<b>Exclusions</b>
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<b>Broker - Remarks</b>
Duplex très lumineux sur un coin dans le plus beau secteur de Hampstead avec 2 garage privé et 6 stationnements sous sol totalement aménagé.

<b>Addendum</b>
2 chauffe eau 220 ampère la plomberie en cuivre vbs. drain francais est refait les portes en bois nouvelles fenteres
Prix négociable et occupation flexible

<b>Sale with legal warranty</b>
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<b>Seller's Declaration</b>	Yes SD-45600
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<b>Source</b>
GRUPE SUTTON SUR L'ÎLE INC., Real Estate Agency

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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.

# Financial Summary

224-226 Rue Dufferin Hampstead H3X 2Y1

<b>Potential Gross Revenue (2017-01-18)</b>		<b>Residential</b>	
Residential	\$40,800	<b>Type</b>	<b>Number</b>
Commercial		6 ½	2
Parking/Garages		<b>Total</b>	<b>2</b>
Other		<b>Commercial</b>	
<b>Total</b>	<b>\$40,800</b>	<b>Type</b>	<b>Number</b>
<b>Vacancy Rate and Bad Debt</b>		<b>Others</b>	
Residential		<b>Type</b>	<b>Number</b>
Commercial			
Parking/Garages			
Other			
<b>Total</b>			
<b>Effective Gross Revenue</b>	<b>\$40,800</b>		
<b>Operating Expenses</b>			
Municipal Taxes (2016)	\$1		
School Taxes (2016)	\$1,254		
Infrastructure Taxes			
Business Taxes			
Water Taxes			
Energy - Electricity			
Energy - Heating oil			
Energy - Gas			
Elevator(s)			
Insurance			
Cable (TV)			
Superintendent			
Sanitary Container			
Snow Removal			
Maintenance			
Equipment (Rental)			
Common Expenses			
Management/Administration			
Garbage			
Lawn			
Advertising			
Security			
Recovery of expenses			
<b>Total</b>	<b>\$1,255</b>		
<b>Net Operating Revenue</b>	<b>\$39,545</b>		



Frontage



Living room



Living room



Overall view



Overall view



Kitchen



Overall view



Dining room



Overall view



Bedroom



Bedroom



Bathroom



Bathroom



Bedroom



Bedroom



Family room



Family room



Family room



Bedroom



Bathroom



Kitchen



Kitchen



Parking



Backyard