



**François Bissonnette**, Certified Real Estate Broker

**REALTA**

Real Estate Agency

1295, AVENUE VAN HORNE  
OUTREMONT (QC) H2V 1K5

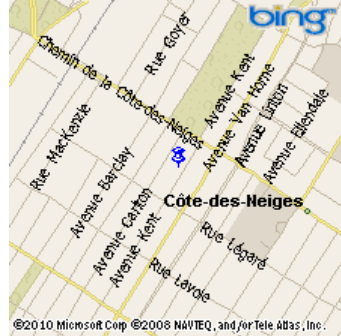
514-789-2889 / 514-789-2889

francois@realta.ca

http://www.realta.ca

**REALTA**  
agence immobilière

**MLS® No. 8346753 (Active)**



**\$2,100/month**

**3807 Av. de Kent**  
**Côte-des-Neiges/Notre-Dame-de-Grâce (Montréal)**  
**H3S 1N4**

**Region** Montréal  
**Neighbourhood** Côte-des-Neiges  
**Near** Côte-des-Neiges

**Body of Water**

**Property Type** Two or more storey  
**Building Type** Semi-detached  
**Intergenerational**  
**Building Size**  
**Living Area**  
**Ground Area**  
**Lot Size**  
**Lot Area**  
**Québec Cadastre** 2 649 419

**Year Built**  
**Expected Delivery Date**  
**Seasonal**  
**Repossession** No  
**Trade possible**  
**Cert. of Loc.** No  
**File Number**  
**Possession Date** 2010-08-01  
**Deed of Sale Signature** 10 days PP/PR  
Accepted

**Zoning**

**Municipal Assessment**

**Taxes (annual)**

**Expenses/Energy (annual)**

**Year**  
**Lot**  
**Building**

**Municipal**  
**School**  
**Infrastructure**  
**Water**

**Common Exp.**  
  
**Electricity**  
**Oil**  
**Gas**

**Total**

**Total**

**Total**

**Room(s) and Outdoor Feature(s)**

No. of Rooms	6	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	19.9 X 11.11 ft	Wood	Fireplace	
GF	Dining room	11.1 X 13.4 ft	Wood		
GF	Kitchen	8.4 X 11.1 ft	Ceramic		
2	Master bedroom	13.1 X 12 ft	Wood		
2	Bedroom	7.11 X 11 ft	Wood		
2	Bedroom	9 X 11 ft	Wood		
BA1	Family room	6.10 X 16.6 ft			

**Features**

**Sewage System**  
**Water Supply**  
**Foundation**  
**Roofing**  
**Siding**

Municipality  
Municipality

**Rented Equip. (monthly)**  
**Renovations**  
**Pool**  
**Parking**  
**Driveway**

Driveway (1), Garage (1)  
Asphalt

<b>Windows</b>		<b>Garage</b>	Built-in, Heated, Single width
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>		<b>Lot</b>	
<b>Heating System</b>		<b>Topography</b>	
<b>Basement</b>	Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>		<b>View</b>	
<b>Fireplace-Stove</b>	Wood fireplace	<b>Proximity</b>	Elementary school, High school, Park, Public transportation, University
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Fe:</b>	
<b>Equipment/Services</b>		<b>Energy efficiency</b>	

### Inclusions

Stove, refrigerator, dishwasher, washer, dryer, air conditioning.

### Exclusions

Gas, electricity, heating, hot water, snow removal, landscaping.

### MLS® Remarks

Radiant and impeccable property. Ideal for young families, thanks to a warm living area that skilfully pairs traditional materials with rich, vibrant colours. Lots of beautiful woodwork in perfect condition; inviting garden with luxurious vegetation that's sure to mesmerize.

### Seller's Declaration

No

### Source

REALTA, 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.