



François Bissonnette, Certified Real Estate Broker

REALTA

Real Estate Agency

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

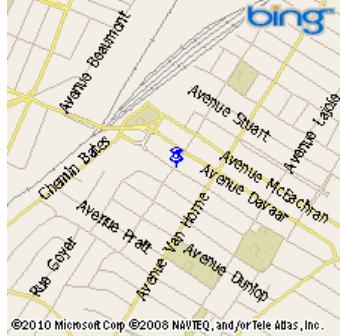
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REALTA
agence immobilière

MLS® No. 8379378 (Active)



\$1,525,000

**873-877 Av. Rockland
Outremont (Montréal)
H2V 2Z8**

Region Montréal
Neighbourhood
Near Ducharme
Body of Water

Property Type	Duplex	Year Built	1945
Property Use	Residential only	Expected Delivery Date	
Building Type	Detached	Repossession	No
Total Number of Floors	2	Trade Possible	
Building Size	39 X 43 ft irr	Certificate of Location	Yes (2005)
Living Area	3,628.00 sqft	File Number	
Lot Size	50 X 102 ft	Possession Date	30 days PP Accepted
Lot Area	5,100.00 sqft	Deed of Sale Signature	25 days PP/PR Accepted
Cadastre	1352347		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2011	Municipal	\$7,747 (2010)	Electricity	\$1,946
Lot	\$497,500	School	\$1,836 (2010)	Oil	
Building	\$827,500	Infrastructure		Gas	
		Business Taxes			
		Water			
Total	\$1,325,000	Total	\$9,583	Total	\$1,946

Monthly Revenues (residential) - 2 unit(s)

Apt. No.	877	End of Lease	Homeowner	Included in Lease
No. of Rooms	9	Effective Monthly Rent		
No. of Bedrooms	3	Potential Monthly Rent		Excluded in Lease
No. Bath/PR	2+1	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		
Level	Room	Size	Floor Covering	Additional Information
GF	Living room	17.10 X 12 ft	Wood	
GF	Dining room	12.2 X 10.10 ft	Wood	Accès à la terrasse
GF	Kitchen	13.8 X 14.1 ft	Ceramic	Comptoirs en quartz
GF	Master bedroom	16.3 X 12.7 ft	Wood	
GF	Bedroom	11.9 X 14.11 ft	Wood	
GF	Bedroom	12.11 X 10.10 ft	Wood	
GF	Hall	10.4 X 7.3 ft	Wood	
GF	vestibule	4.11 X 7.5 ft	Ceramic	
GF	Bathroom	7.8 X 4.10 ft	Ceramic	Attenante ccp
GF	Bathroom	8.11 X 6.10 ft	Ceramic	

BA1	Family room	13 X 22.11 ft	Wood
BA1	Powder room	3.10 X 6.1 ft	
BA1	Cellar/Cold room	4.6 X 3.8 ft	
BA1	Storage	13.8 X 10 ft irr	
BA1	Hall	11.7 X 6.4 ft	

Apt. No.	873	End of Lease	Vacant	Included in Lease
No. of Rooms	6	Effective Monthly Rent		
No. of Bedrooms	3	Potential Monthly Rent	\$2,300	Excluded in Lease
No. Bath/PR	2+0	Features		

Level	Room	Size	Floor Covering	Additional Information
2	Living room	17.9 X 11.9 ft	Wood	
2	Dining room	12.8 X 10.7 ft	Wood	Accès à la terrasse
2	Kitchen	15.1 X 11.8 ft	Wood	
2	Master bedroom	16 X 12.6 ft	Wood	
2	Bedroom	11.9 X 14.8 ft	Wood	
2	Bedroom	13.3 X 10.10 ft	Wood	
2	Bathroom	7 X 4.9 ft	Ceramic	Attenante ccp
2	Bathroom	7.10 X 7 ft	Ceramic	

Effective Annual Gross Revenue (residential)		Potential Annual Gross Revenue (residential)	\$27,600
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Grand Total of Annual Effective Gross Revenue		Grand Total of Annual Potential Gross Revenue	\$27,600
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Features

Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rented Equip. (monthly)	
Foundation		Renovations	
Roofing	Asphalt and gravel	Pool	
Siding	Brick	Parking	Garage (2)
Dividing Floor		Driveway	
Windows	Aluminum	Garage	Built-in, Double width or more
Window Type	Casement	Carport	
Energy/Heating	Electricity	Lot	
Heating System	Convection baseboards, Electric baseboard units, Forced air	Topography	
Floor Covering		Distinctive Features	
Basement	6 feet and more, Finished basement, Outdoor entrance	Water (access)	
Bathroom	Ensuite bathroom, Whirlpool bath	View	
Washer/Dryer (installation)		Proximity	Elementary school, High school, Metro, Park, Public transportation
Fireplace-Stove		Environmental Study	
Kitchen Cabinets	Wood	Energy efficiency	
Equipment/Services	Central air conditioning, Wall-mounted air conditioning, Inside storage, Central heat pump, Wall-mounted heat pump, Alarm system	Occupancy	Double

Inclusions

2nd floor: washer-dryer, stove, refrigerator, dishwasher. Ground floor: wall oven, microwave, cook top, refrigerator, dishwasher, washer-dryer, curtains and blinds where installed. One remote control for garage.

Exclusions

MLS® Remarks

A rare, imposing Art deco-style duplex with double occupancy. The optimal division of space and generous rooms offer both luxury and comfort. Large windows bathe the entire home in sunlight. Modern kitchen with black quartz countertops and a huge gathering island.

Addendum

Imposing Art deco-style duplex where elegance and purity blend seamlessly

Interior reconfigured to optimize the use of space

User-friendly space adapted to today's lifestyles

Windows are recent, exceptionally large and complement the property's style

Heated floors in both first-floor bathrooms

Large finished basement with private entrance

Large fenced-in yard that can be beautifully arranged.

Each apartment has an 8.10' x 10' terrace

Property in excellent condition, offering all the modern comfort you're looking for

Extensive work done by the seller, list available upon request

Both apartments are available to the buyer

Annual electricity costs are for the first floor only

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.