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\$432,500

3920 Rue Sir-George-Simpson, Lachine (Montréal), H8T 1E3

Centris® No.

14194403 **(Active)**

Seller's Declaration

Yes

Property Type	Two or more storey	Occupancy	95 days PP/PR Accepted
Building Type	Detached	Deed of Sale Signature	90 days PP/PR Accepted
Year Built	1950	Lot Eval.	\$202,500 (2017)
Expected Delivery Date		Building Eval.	\$152,900 (2017)
Building Size	22 X 28 ft	Mun. Taxes	\$2,989 (2017)
Living Area		School Taxes	\$626 (2017)
Lot Size	50 X 117 ft irr	Additional Rev.	No
Lot Area	5,810 sqft	Intergenerational	
Cert. of Location	Yes (1997)	Seasonal	
Body of Water			



Rooms	8	Bedrooms	3+0	Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering		
GF	Living room	15.6 X 11 ft	Wood		
GF	Kitchen	13 X 9.6 ft	Linoleum		
GF	Dining room	11.6 X 11.6 ft	Wood		
2	Master bedroom	14 X 11 ft	Wood		
2	Bedroom	11 X 9 ft	Wood		
2	Bedroom	11 X 9 ft	Wood		
BA1	Family room	25 X 12 ft	Laminate floor		
BA1	Laundry room	13 X 8 ft	Linoleum		



Inclusions

Fridge, Stove, Dishwasher, All window treatments, light fixtures, hot water tank, alarm system (not connected).

Exclusions

Washer/Dryer



Sewage System	Municipality	Heating System	Hot water	Equip./Serv.
Water Supply	Municipality	Water (access)		
Pool				
Parking		Fireplace-Stove	Yes	Renovations

Solid brick cottage. Very welcoming and very well maintained. Good sized rooms. Finished basement. Private backyard. Close to commuter transit, schools, parks. Downtown 15 minutes. A home to be proud of.

Source: ROYAL LEPAGE ELITE, Real Estate Agency

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