



Andres Pedriks, Residential and Commercial Real Estate Broker
ROYAL LEPAGE ELITE
 Real Estate Agency
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\$4,500 per month X 1 year(s)

325 Av. Lansdowne, Westmount, H3Z 2L5

Centris No.

19859802 (Active)

Seller's Declaration

No

Property Type	Two or more storey	Occupancy	15 days PP/PR Accepted
Building Type	Detached	Deed of Sale Signature	15 days PP/PR Accepted
Year Built	1913	Lot Eval.	
Expected Delivery Date		Building Eval.	
Building Size		Mun. Taxes	
Living Area		School Taxes	
Lot Size		Additional Rev.	No
Lot Area	8,910.36 sqft	Intergenerational	
Cert. of Location	No	Seasonal	
Body of Water			



Rooms	10	Bedrooms	5+0	Bathrooms and Powder Rooms	3+0
Level	Room	Size	Floor Covering		
2	Hall	14.9 X 7.7 ft	Wood		
2	Living room	19.8 X 19.5 ft	Wood		
2	Dining room	15.8 X 11.9 ft	Wood		
2	Kitchen	18 X 9.3 ft	Tiles		
2	Master bedroom	18 X 15 ft	Wood		
2	Bedroom	15.2 X 11.6 ft	Wood		
2	Laundry Room	11.3 X 7.10 ft	Tiles		
3	Bedroom	15.9 X 9.9 ft	Wood		
3	Bedroom	12 X 10.9 ft	Wood		
3	Bedroom	9.11 X 9.6 ft	Carpet		



Inclusions

Fridge, stove, oven, dishwasher, microwave, washer, dryer, gas, gas hot water heating, snow removal, storage locker in the basement

Exclusions

Phone, internet, cable, electricity, alarm service, electric heating and personal/tenant insurance.



Sewage System	Municipality	Heating System	Hot water	Equip./Serv.
Water Supply	Municipality	Water (access)		
Pool				
Parkg (total)	Driveway (1)	Fireplace-Stove	Yes	Renovations

This home is bright, sun filled & spacious it consists of the upper 2 floors of a detached house. Featuring 5 bedrooms, 3 bathrooms, strip wood floors, oak woodwork, renovated kitchen & large deck. A truly distinctive family home with warmth & charm, in the Victoria Village flats with private access to Westmount Park. Not to be missed!

RENTAL CONDITIONS

1. LESSEE shall provide references, proof of employment & credit check
2. LESSEE's insurance required, proof to be provided at lease signing and before occupancy.
3. If applicable, the cost of repairing any damages other than regular wear-and-tear of the premises shall be paid by the LESSEE.
4. Any minor repairs, up to \$350 will be the responsibility of the LESSEE, over \$350, the cost shall be borne by the LESSOR, unless said damage is caused by Lessee's neglect or otherwise.
5. Repairs to appliances, heating, and other (other than tenant misuse) will be the responsibility of the LESSOR.
6. No sublets - short or long term - without the LESSOR's prior consent
7. No subleases of AIRBNB type or other services permitted

Source: ROYAL LEPAGE ELITE, Real Estate Agency