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\$935,000

Centris No.

19612125 (Active)

4234 Av. Royal, Montréal (Côte-des-Neiges/Notre-Dame-de-Grâce), H4A 2M4 (Mc **Seller's Declaration**)

Yes

Property Type	Two or more storey	Occupancy	30 days PP/PR Accepted
Building Type	Attached corner unit	Deed of Sale Signature	30 days PP/PR Accepted
Year Built	1928	Lot Eval.	\$162,900 (2018)
Expected Delivery Date		Building Eval.	\$277,100 (2018)
Building Size	32.3 X 20.11 ft	Mun. Taxes	\$3,305 (2021)
Living Area		School Taxes	\$415 (2021)
Lot Size	25 X 66 ft	Additional Rev.	No
Lot Area	1,674 sqft	Intergenerational	
Cert. of Location	Yes (2010)	Seasonal	
Body of Water			



Rooms	7	Bedrooms	3+0	Bathrooms and Powder Rooms	2+0
Level	Room		Size	Floor Covering	
GF	Living room		14.5 X 11.8 ft	Wood	
GF	Dining room		14.8 X 11.8 ft	Wood	
GF	Kitchen		14.5 X 8.7 ft	Wood	
GF	Hall		11.11 X 4 ft	Wood	
2	Primary bedroom		12.4 X 12.2 ft	Wood	
2	Bedroom		11.8 X 11 ft	Wood	
2	Bedroom		10 X 8.4 ft	Wood	
BA1	Playroom		18 X 10 ft	Carpet	
BA1	Laundry room		8 X 6 ft	Tiles	



Inclusions

Fridge, stove, dishwasher, washer, dryer.

Exclusions

Sewage System	Municipality	Heating System	Electric baseboard units	Equip./Serv.
Water Supply	Municipality	Water (access)		
Pool				
Parkg (total)	Driveway (1), Garage (1)	Fireplace-Stove	Yes	Renovations

Superb location in Monkland village. Fully updated. Ready to move in and enjoy. Rare ensuite bathroom, master bedroom has fitted walk-in closet. Freshly painted all over. Hardwood floors, tall ceilings, nice mouldings, new kitchen with quartz counters, 2 new bathrooms, garage, high-end fibre glass windows. Charming and practical, you will be proud to call this beautiful cottage home! Steps from Villa-Maria metro, grocery store, restaurants, boutiques, tennis, pool, etc. The photos have been staged virtually.

Please submit offers by January 17th at 2pm and leave them open until January 18th at 2pm. The vendor reserves the right to accept an offer at any point. Visits shall begin January 12th.

Source: ROYAL LEPAGE ELITE, Real Estate Agency

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