



Andres Pedriks, Residential and Commercial Real Estate Broker
ROYAL LEPAGE ELITE
 Real Estate Agency
 443, boul. Beaconsfield
 Beaconsfield (QC) H9W 5Y1
<http://www.mellorgroup.ca>

514-892-6547 / 514-697-9181
 Fax : 514-697-9499
apedriks@royallepage.ca



Centris No. 25177223 (Active)



\$799,000

4234 Av. Royal
Montréal (Côte-des-Neiges/Notre-Dame-de-Grâce)
H4A 2M4

Region Montréal
Neighbourhood Notre-Dame-de-Grâce
Near Monkland
Body of Water

Property Type	Two or more storey	Year Built	1928
Building Type	Attached corner unit	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	32.3 X 20.11 ft	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2010)
Lot Size	25 X 66 ft	File Number	
Lot Area	1,674 sqft	Occupancy	2021-08-01
Cadastre	2604691	Deed of Sale Signature	2021-07-30
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2018	Municipal	\$3,305 (2021)	Common Exp.	
Lot	\$162,900	School	\$393 (2020)	Electricity	
Building	\$277,100	Infrastructure		Oil	
		Water		Gas	
Total	\$440,000	Total	\$3,698	Total	

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	14.5 X 11.8 ft	Wood	Fireplace-Stove.	
GF	Dining room	14.8 X 11.8 ft	Wood		
GF	Kitchen	14.5 X 8.7 ft	Laminate floor		
GF	Hall	11.11 X 4 ft	Wood		
2	Master bedroom	12.4 X 12.2 ft	Wood		
2	Bedroom	14.8 X 11 ft	Wood		
2	Bedroom	8.7 X 8.4 ft	Wood		
BA1	Playroom	18 X 10 ft	Carpet		
BA1	Laundry room	8 X 6 ft	Tiles		
Additional Space			Size		
Porch			9.1 X 4.9 ft		
Garage			18 X 10 ft		

Features

Sewage System Municipality
Water Supply Municipality
Foundation Poured concrete
Roofing Asphalt and gravel
Siding Brick
Windows fiber-glass
Window Type double-hung
Energy/Heating Electricity
Heating System Electric baseboard units
Basement 6 feet and more, Finished basement

Bathroom
Washer/Dryer (installation)
Fireplace-Stove Wood fireplace
Kitchen Cabinets

Equipment/Services**Restrictions/Permissions****Rented Equip. (monthly)****Renovations****Pool****Parkg (total)**

Driveway (1), Garage (1)

Driveway**Garage**

Built-in, Heated, Single width

Carport**Lot****Topography****Distinctive Features****Water (access)****View****Proximity****Building's Distinctive****Features****Energy efficiency****Inclusions**

Fridge, stove, dishwasher, washer, dryer. window treatments

Exclusions

Upstairs hall ceiling light fixture.

Broker - Remarks

Beautiful semi-detached house in Monkland village. Unique courtyard setting. Family friendly. Garage and parking in alley behind house. Short walk to Villa-Maria metro, grocery, restaurants, shops, tennis, pool, schools etc.

Sale without legal warranty of quality, at the buyer's risk and peril**Seller's Declaration**

Yes SD-70755

The deeds are in the seller's possession since 2011

Source**Notice of disclosure**

Yes

ROYAL LEPAGE ELITE, Real Estate Agency (Interest: Indirect)

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.