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Centris® No. 27706195 (Active)



\$1,095,000

636 Av. Powell
Mont-Royal
H3R 1L6
Region Montréal
Neighbourhood
Near
Body of Water

Property Type	Two or more storey	Year Built	1949
Building Type	Semi-detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Repossession	
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size		File Number	
Lot Area	5,978.27 sqft	Occupancy	90 days PP/PR Accepted
Cadastre	1679634	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2017	Municipal	\$6,587 (2017)	Common Exp.	
Lot	\$569,300	School	\$1,633 (2017)	Electricity	\$1,959
Building	\$370,200	Infrastructure		Oil	\$416
		Water		Gas	
Total	\$939,500	Total	\$8,220	Total	\$2,375

Room(s) and Additional Space(s)					
No. of Rooms	8	No. of Bedrooms	4+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	16.6 X 17.6 ft	Wood	Fireplace-Stove. Wood fireplace	
GF	Dining room	13.5 X 16.3 ft	Wood		
GF	Kitchen	11.7 X 14.1 ft	Ceramic		
GF	Family room	9.5 X 16.11 ft	Wood	Patio door to garden	
2	Master bedroom	10.10 X 17.6 ft	Wood	Walk-in 5.1 x 10.10	
2	Bedroom	11.5 X 13.11 ft	Wood	2 colsets	
2	Bedroom	13.2 X 11.6 ft	Wood		
2	Bedroom	11.6 X 9.5 ft	Wood		
BA1	Playroom	10.9 X 22.1 ft	Laminate floor		
BA1	Laundry room	5.10 X 10.9 ft	Ceramic		

Features

Sewage System	Municipality	Rented Equip. (monthly)	Propane tank (\$8)
Water Supply	With water meter	Renovations	
Foundation		Pool	
Roofing	Asphalt shingles	Parking	Driveway (3), Garage (1)
Siding	Aluminum, Stucco	Driveway	Asphalt
Windows		Garage	Attached, Built-in, Single width
Window Type		Carpport	
Energy/Heating	Electricity, Heating oil	Lot	
Heating System	Forced air	Topography	
Basement		Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove		Proximity	Commuter train, Elementary school, High school, Highway, Metro, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central air conditioning, Electric garage door opener, Alarm system	Energy efficiency	

Inclusions

Refrigerator, oven, dishwasher, washer, dryer.

Exclusions

Dining room and entrance hall chandeliers; curtains and rods. Propane gas tank is rented.

Broker - Remarks

Spacious cottage with ground floor extension that spans the entire width of the house, with a beautiful dining room and family room separated by a double sided fireplace. Four bedrooms and a finished basement with a large bathroom. Beautiful light throughout the house. Located near parks. Large garden. Excellent family home.

Addendum

Description:

Semi detached cottage offering:

Ground floor:

Hallway followed by a living room with wood fireplace, a small office, a lovely kitchen and an extension that spans the full width of the house adding a spacious dining room separated from a ground floor den by a propane gas fireplace. A powder room.

2nd floor:

4 bedrooms, one bathroom.

Basement:

Large playroom, laundry room and a bathroom with a very large shower.

-Heating: bi energy: oil and electricity. Hot Air System.

-AC

-Check valves installed in the basement.

-Roof done +/- 2012 according to the seller.

-The propane gas tank is rented.

Sale with legal warranty

Seller's Declaration

Yes SD-71489

Source

ROYAL LEPAGE TENDANCE, 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.



Frontage



Hall



Kitchen



Kitchen



Kitchen



Family room



Family room



Dining room



Dining room



Living room



Passageway



Master bedroom



Storage



Office



Bedroom



Bedroom



Bathroom



Basement



Basement



Bathroom



Laundry room



Backyard



Patio



Overall view