



François Bissonnette, Chartered real estate agent

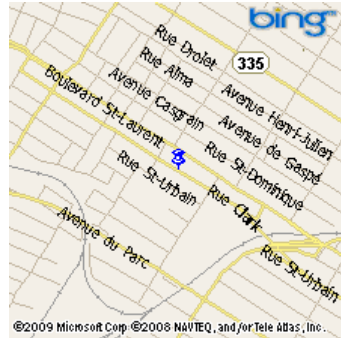
REALTA

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REALTA
courtier immobilier agréé

MLS® No. 8219106 (Active)



\$565,000

6518 Rue Clark
Rosemont/La Petite-Patrie (Montréal)
H2S 3E7

Region Montréal
Neighbourhood La Petite-Patrie
Near Beaubien

Body of Water

Property Type	Two or more storey	Year Built	1900
Building Type	Attached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	25 X 30 ft	Repossession	No
Living Area	1,500.00 sqft	Trade possible	
Ground Area	750.00 sqft	Cert. of Loc.	Yes (2002)
Lot Size	25 X 88 ft	File Number	
Lot Area	2,200.00 sqft	Possession Date	30 days PP/PR Accepted
Québec Cadastre	1867521	Deed of Sale Signature	3 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2009	Municipal	\$2,120 (2009)	Common Exp.	
Lot	\$81,800	School	\$482 (2009)	Electricity	\$991
Building	\$127,000	Infrastructure		Oil	
		Water		Gas	\$1,961
Total	\$208,800	Total	\$2,602	Total	\$2,952

Room(s) and Outdoor Feature(s)

No. of Rooms	8	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	15.7 X 19.3 ft	Wood	Gas fireplace	
GF	Dining room	9.6 X 13.9 ft	Wood		
GF	Kitchen	9.11 X 11.3 ft	Wood		
GF	Boudoir	11.11 X 9 ft	Wood		
GF	Bathroom	5.6 X 9.10 ft	Ceramic		
2	Master bedroom	11.5 X 21.7 ft	Wood	Gas fireplace	
2	Bedroom	9.5 X 11.10 ft	Wood		
2	Bedroom	9.4 X 13.11 ft	Wood		
2	Office	10.4 X 13.9 ft	Wood		
Outdoor features		Size			
	Terrace	13.7 X 8.3 ft			

Features

Sewage System	Municipality
Water Supply	Municipality
Foundation	Other
Roofing	Asphalt and gravel
Siding	Brick
Windows	PVC
Window Type	Sliding
Energy/Heating	Electricity, Natural gas
Heating System	Electric baseboard units, Hot water
Basement	Low (less than 6 feet), Unfinished
Bathroom	
Washer/Dryer (installation)	
Fireplace-Stove	Gas fireplace
Kitchen Cabinets	Wood
Equipment/Services	Central vacuum cleaner system installation

Rented Equip. (monthly)

Renovations

Pool	Jacuzzi
Parking	Driveway (1)
Driveway	Paving stone
Garage	
Carport	
Lot	Fenced
Topography	

Distinctive Features

Water (access)

View	
Proximity	Bicycle path, Park, Public transportation

Inclusions

Exclusions

MLS® Remarks

Attractive house close to a sought after area, Little Italy. Carefully painted and decorated. Beautiful garden in the backyard, all layed out. Restaurants, services and boutiques of the Little Italy nearby.

Addendum

Major renovations.
Architectural components preserved.
Lights embed on the ceilings.
Two fireplace; one with two sides in the main bedroom.
Skylights in the shower of the bathroom.

Seller's Declaration

No