



**François Bissonnette**, Chartered real estate agent

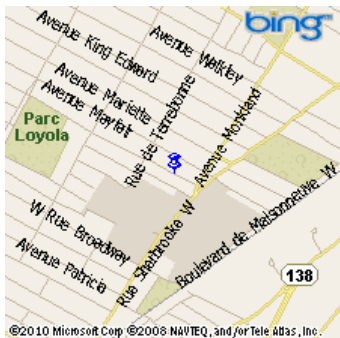
**REALTA**

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**REALTA**  
courtier immobilier agréé

**MLS® No. 8315264 (Active)**



**\$560,000**

**4375 Av. Coronation**  
**Côte-des-Neiges/Notre-Dame-de-Grâce (Montréal)**  
**H4B 2C3**

**Region** Montréal  
**Neighbourhood** Notre-Dame-de-Grâce  
**Near** Monkland

**Body of Water**

**Property Type** Two or more storey  
**Building Type** Detached  
**Intergenerational**  
**Building Size** 23 X 32 ft  
**Living Area** 1,472.00 sqft  
**Ground Area** 736.00 sqft  
**Lot Size** 34 X 71 ft  
**Lot Area** 2,485.00 sqft

**Québec Cadastre** 3 325 027

**Zoning** Residential

**Year Built** 1930  
**Expected Delivery Date**  
**Seasonal**  
**Repossession** No  
**Trade possible**  
**Cert. of Loc.** Yes (1996)  
**File Number**  
**Possession Date** 30 days PP/PR  
Accepted  
**Deed of Sale Signature** 25 days PP/PR  
Accepted

**Municipal Assessment**

**Year** 2010  
**Lot** \$89,700  
**Building** \$166,500

**Total** \$256,200

**Taxes (annual)**

**Municipal** \$2,674 (2010)  
**School** \$955 (2010)  
**Infrastructure**  
**Water**

**Total** \$3,629

**Expenses/Energy (annual)**

**Common Exp.**  
**Electricity** \$784  
**Oil**  
**Gas** \$3,129

**Total** \$3,913

**Room(s) and Outdoor Feature(s)**

No. of Rooms	6	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Hall	4.6 X 10.11 ft	Wood		
GF	Living room	13 X 16.6 ft	Wood		
GF	Dining room	12 X 13.5 ft	Wood	Deck	
GF	Kitchen	8.1 X 14.1 ft	Wood		
2	Master bedroom	13.7 X 11.3 ft	Wood		
2	Bedroom	11.7 X 15.7 ft	Wood		
2	Bedroom	9.5 X 11.3 ft	Wood		
2	Bathroom	7.5 X 8.10 ft	Ceramic		
BA1	Office	9.5 X 14 ft	Laminate floor		
BA1	Family room	18 X 8.3 ft	Wood		
BA1	Bathroom	13.4 X 5.9 ft	Ceramic	Shower and laundry room	

<b>Outdoor features</b>		<b>Size</b>
Terrasse		19 X 16.6 ft
<b>Features</b>		
<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>
<b>Water Supply</b>	Municipality	<b>Renovations</b>
		Fenestration - 2008 (\$7,000), Roof covering - 2009 (\$4,000), Other - 2004 (\$6,500)
<b>Foundation</b>		<b>Pool</b>
<b>Roofing</b>	Asphalt and gravel	<b>Parking</b>
<b>Siding</b>	Brick	Driveway (2), Garage (1)
<b>Windows</b>		<b>Driveway</b>
<b>Window Type</b>	Casement, Guillotine	Asphalt
<b>Energy/Heating</b>	Natural gas	<b>Garage</b>
<b>Heating System</b>	Convection baseboards, Hot water	Detached, Single width
<b>Basement</b>	6 feet and more, Finished basement, Outdoor entrance	<b>Carport</b>
<b>Bathroom</b>		<b>Lot</b>
<b>Washer/Dryer (installation)</b>	Bathroom (Basement 1)	<b>Topography</b>
<b>Fireplace-Stove</b>	Wood fireplace	<b>Distinctive Features</b>
		<b>Water (access)</b>
<b>Kitchen Cabinets</b>	Wood	<b>View</b>
<b>Equipment/Services</b>	Wall-mounted air conditioning	<b>Proximity</b>
		Commuter train, Elementary school, Highway, Park, Public transportation, University
<b>Inclusions</b>		
Réfrigerator, stove, dishwasher, washer, dryer, rods and curtains were installed.		
<b>Exclusions</b>		
Two wall fixtures in the 2nd-floor bathroom, wall fixtures in the portico and dining room. Ceiling fixtures in the entrance hallway and 2nd-floor hallway.		
<b>MLS® Remarks</b>		
Adorable home on a quiet street in the beautiful west end of NDG. Functional and comfortable home, very well maintained. Lots of light. Lovely fenced-in backyard with exotic-wood patio. Just steps from Loyal campus and public transportation.		
<b>Addendum</b>		
General information:		
2009: Garage roof redone, rear patio built with Ipe (exotic wood)		
2009-2003: Doors and windows		
2004: Home's roof redone		
2003: Basement insulated and renovated		
Working fireplace, compliance to be verified		
<b>Seller's Declaration</b>		No