



François Bissonnette, Chartered real estate agent

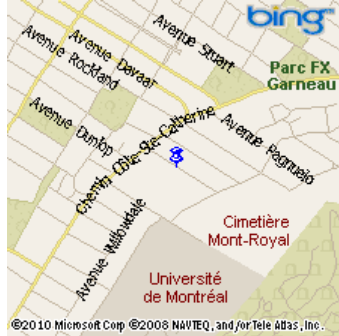
REALTA

Chartered real estate broker
1295, AVENUE VAN HORNE
OUTREMONT (QC) H2V 1K5

514-789-2889 / 514-789-2889
francois@realta.ca
http://www.realta.ca

REALTA
courtier immobilier agréé

MLS® No. 8287418 (Active)



\$939,000

**40 Av. Claude-Champagne
Outremont (Montréal)
H2V 2X1**

Region Montréal
Neighbourhood
Near Mt-Royal
Body of Water

Property Type Two or more storey
Building Type Semi-detached
Intergenerational
Building Size 25 X 47 ft
Living Area
Ground Area 1,175.00 sqft
Lot Size 33 X 120 ft
Lot Area 3,960.00 sqft

Québec Cadastre 1 349 877

Year Built 1927
Expected Delivery Date
Seasonal
Repossession No
Trade possible
Cert. of Loc. Yes (2006)
File Number
Possession Date 60 days PP/PR
Accepted
Deed of Sale Signature 57 days PP/PR
Accepted

Zoning

Municipal Assessment

Year 2007
Lot \$350,900
Building \$277,000

Taxes (annual)

Municipal \$6,190 (2010)
School \$1,521 (2009)
Infrastructure
Water

Expenses/Energy (annual)

Common Exp.
Electricity \$554
Oil
Gas \$3,271

Total \$627,900

Total

\$7,711 Total

\$3,825

Room(s) and Outdoor Feature(s)

No. of Rooms	8	No. of Bedrooms	4+1	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	15 X 21 ft	Wood	fireplace	
GF	Dining room	13.3 X 18.9 ft	Wood		
GF	Kitchen	10 X 20.1 ft	Wood		
2	Master bedroom	22 X 11.10 ft	Carpet		
2	Solarium	12.1 X 8.10 ft		att à la ccp	
2	Bedroom	14.3 X 17 ft	Wood	bathroom	
2	Bedroom	8.5 X 11.6 ft	Wood		
2	Bedroom	11.5 X 11.5 ft	Carpet		
2	Bathroom	8.3 X 7.4 ft	Ceramic		
BA1	Family room	16.5 X 12 ft	Wood	fireplace	
BA1	Bedroom	10.2 X 11.4 ft	Linoleum		
BA1	Laundry room	11.1 X 8.1 ft	Concrete		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	Roof covering - 2009 (\$14,000)
Foundation		Pool	
Roofing	Asphalt and gravel	Parking	Garage (2)
Siding		Driveway	Asphalt
Windows	Aluminum	Garage	Double width or more
Window Type	Guillotine	Carport	
Energy/Heating	Natural gas	Lot	
Heating System	Hot water	Topograpy	
Basement	6 feet and more, Partially finished	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove	Wood fireplace, Fireplace - Other	Proximity	Elementary school, High school, Hospital, Public transportation, University
Kitchen Cabinets	Wood		
Equipment/Services			

Inclusions

Dishwasher, stove, fridge

Exclusions

Hor water tank, washer and dryer

MLS® Remarks

Large, classic family Outremont home. Boasts several interesting architectural details: imposing woodwork, majestic staircase, two fireplaces, leaded windows, skylights, spacious rooms, large kitchen with ample space for a dinette or island, basement with high ceilings.

Seller's Declaration

No