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REALTA
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Centris® No. 28099821 (Active)



\$1,175,000

582 Av. Davaar
Outremont (Montréal)
H2V 3A8

Region Montréal
Neighbourhood
Near Bernard
Body of Water

Property Type	Two or more storey	Year Built	1926
Building Type	Attached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	20 X 40 ft	Reposess./Judicial auth.	No
Living Area	2,000 sqft	Trade possible	
Building Area	800 sqft	Cert. of Loc.	Yes (1995)
Lot Size	25 X 86 ft	File Number	
Lot Area	2,142 sqft	Occupancy	2019-10-01
Cadastre	1 352 506	Deed of Sale Signature	2019-09-27
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2018	Municipal	\$8,275 (2019)	Common Exp.	
Lot	\$301,500	School	\$1,734 (2018)	Electricity	\$1,864
Building	\$708,900	Infrastructure		Oil	
		Water		Gas	\$936
Total	\$1,010,400	Total	\$10,009	Total	\$2,800

Room(s) and Additional Space(s)					
No. of Rooms	10	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Office	10.2 X 12.2 ft	Carpet		
GF	Storage	10.4 X 4.3 ft	Linoleum		
GF	Laundry room	13.1 X 7.6 ft	Concrete		
GF	Powder room	4 X 3.7 ft	Carpet		
2	Den	11.10 X 7.6 ft	Wood	Open space	
2	Living room	18.2 X 11.8 ft	Wood	Fireplace	
2	Dining room	9.8 X 17.3 ft	Wood		
2	Kitchen	8.1 X 17.3 ft	Ceramic		
3	Master bedroom	16 X 12.2 ft	Wood		
3	Bedroom	9 X 15.4 ft	Carpet		
3	Bedroom	8.10 X 15.2 ft	Wood	Office	
3	Bathroom	5.3 X 7.3 ft	Ceramic		
Additional Space			Size		
Garage			10.3 X 19.5 ft		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt and gravel, Asphalt shingles	Parking	Driveway (1), Garage (1)
Siding	Brick	Driveway	Asphalt
Windows	Aluminum, Wood	Garage	Attached, Single width
Window Type	Guillotine	Carport	
Energy/Heating	Dual energy	Lot	
Heating System	Hot water	Topography	
Basement		Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	Laundry room (Other)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, CEGEP, Daycare centre, Elementary school, High school, Hospital, Metro, Park, Public transportation, University
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services		Energy efficiency	

Inclusions

Gas stove, refrigerator, dishwasher, washer, dryer, blinds and curtains where installed.

Exclusions

Electric suspension of the dining room

Broker - Remarks

Beautiful property located in the heart of Outremont near all the beautiful parks. The house has beautiful classic elements that create an atmosphere of great serenity and bring a harmony of living spaces together. The house offers an intimate garden, beautiful elements: skylights and pretty original woodwork and more.

Addendum

Characteristics of the property

- Private entrance
- Kitchen open to the dining room and giving access to the terrace and the garden
- Three good size bedrooms
- Skylight in the bathroom
- Imposing classical staircase of original woodwork
- 9'1 "high ceilings
- Nice back garden with a large terrace
- Simple garage

Location of choice

- Located in the heart of Outremont, within walking distance of several parks, small shops, gourmet addresses and cafes on Avenue Bernard and Avenue Van Horne.
- A few steps from Outremont metro station.
- Close to several educational institutions, such as the Buissonnière school, the Saint-Nom-de-Marie boarding school, the Stanislas college, the Jean-de-Brébeuf college and all the faculties of the Université de Montréal.
- Easy access to the city center by public transit.

Fireplace is sold without warranty as to its conformity to applicable regulation and insurance companies' requirements and the new municipal rules and regulations.

Sale with legal warranty

Seller's Declaration

Yes SD-53215

Source

REALTA, 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.