



Francois Bissonnette. Certified Residential and Commercial Real Estate Broker AEO, on behalf of:

**REALTA**  
**REALTA**  
 Real Estate Agency  
 1295, av. Van Horne  
 Outremont (QC) H2V 1K5  
<http://www.realta.ca>

514-789-2889  
 Fax : 514-789-2884  
[francois@realta.ca](mailto:francois@realta.ca)



**Centris No.** 25172882 (Active)



**\$1,175,000**

**5274 Rue McKenna**  
**Montréal (Côte-des-Neiges/Notre-Dame-de-Grâce)**  
**H3T 1T8**

**Region** Montréal  
**Neighbourhood** Côte-des-Neiges  
**Near** Jean-Brillant  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1920
<b>Building Type</b>	Semi-detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	25 X 35 ft	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>	1,772 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2004)
<b>Lot Size</b>	35 X 100 ft	<b>File Number</b>	
<b>Lot Area</b>	3,631 sqft	<b>Occupancy</b>	2021-04-02
<b>Cadastre</b>	2 172 647 du Québec	<b>Deed of Sale Signature</b>	2021-03-30
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2021	<b>Municipal</b>	\$6,346 (2020)	<b>Common Exp.</b>	
<b>Lot</b>	\$300,500	<b>School</b>	\$788 (2020)	<b>Electricity</b>	\$1,415
<b>Building</b>	\$559,200	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	\$1,492
<b>Total</b>	\$859,700	<b>Total</b>	\$7,134	<b>Total</b>	\$2,907

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	11	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Hall	5.8 X 8.9 ft	Wood		
GF	Living room	16.7 X 13.4 ft	Wood		
GF	Dining room	13 X 11.2 ft	Wood	On the garden	
GF	Kitchen	12.11 X 11.6 ft	Wood		
GF	Powder room	4.7 X 5.9 ft	Wood		
2	Master bedroom	12.11 X 20.9 ft	Wood	Grande garde-robe	
2	Bedroom	9.7 X 16.4 ft	Wood		
2	Bedroom	10.10 X 13.4 ft	Concrete		
2	Bathroom	5.9 X 10.6 ft	Ceramic	Heated floor	
BA1	Front space	21.11 X 14.10 ft	Concrete		
BA1	Storage	22.3 X 17.3 ft	Concrete		
<b>Additional Space</b>			<b>Size</b>		
Garage			11.1 X 18 ft		

## Features

<b>Sewage System</b>	Municipality
<b>Water Supply</b>	Municipality
<b>Foundation</b>	Stone
<b>Roofing</b>	Elastomeric membrane
<b>Siding</b>	Brick
<b>Windows</b>	Aluminum, PVC
<b>Window Type</b>	Guillotine, Tilt and turn
<b>Energy/Heating</b>	Natural gas
<b>Heating System</b>	Hot water
<b>Basement</b>	Low (less than 6 feet), Unfinished
<b>Bathroom</b>	
<b>Washer/Dryer (installation)</b>	Storage room (Basement 1)
<b>Fireplace-Stove</b>	

## Rented Equip. (monthly)

### Renovations

### Pool

**Parkg (total)** Garage (1)

### Driveway

**Garage** Detached

### Carport

### Lot

### Topography

### Distinctive Features

### Water (access)

### View

**Proximity** Bicycle path, CEGEP, Daycare centre, Elementary school, High school, Hospital, Metro, Park, Public transportation, University

## Kitchen Cabinets

<b>Equipment/Services</b>	Wall-mounted air conditioning, Fire detector (not connected), Electric garage door opener, Alarm system
---------------------------	---

## Building's Distinctive Features

### Energy efficiency

## Restrictions/Permissions

## Inclusions

See addendum

## Exclusions

See addendum

## Broker - Remarks

This magnificent century-old house, nicely furnished and carefully maintained, has an irresistible cachet. Warm and intimate, the living rooms exude a very pleasant atmosphere enhanced by a beautiful decorative unit. Located in the heart of Montreal, the location is coveted. The beautiful backyard is a real asset!

## Addendum

The house

- A warm and intimate atmosphere
- Pleasant living rooms with good dimensions
- Corner unit with a window that lets in a beautiful light
- A pretty, green, fenced back garden, accessible from the dining room.
- Rooms of good dimensions

The garden

- Unquestionably intimate
- Green as you wish
- Magnolia, lilac and chestnut tree decorate it.
- Wooden terrace

The location

- Near Mount-Royal Park and St-Joseph's Oratory
- Next to the Université de Montréal and its affiliated schools (HEC, Polytechnique)
- Near the metro stations Université de Montréal and Côte-des-Neiges
- Elementary, secondary and college schools nearby, including Notre-Dame, Jean de Brébeuf, Marie-de-France and Externat Mont-Jésus-Marie among others.

-Close to Ste-Justine Hospital and St Mary's

A certificat of location has been ordered.

**Sale with legal warranty**

**Seller's Declaration**

Yes SD-50315

Historic and natural district of Mt-royal

**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.