

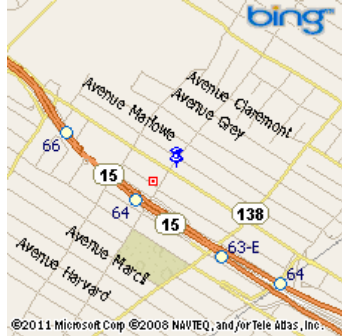


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MLS® No. 8500942 (Active)



\$799,000

3569 Boul. Décarie
Côte-des-Neiges/Notre-Dame-de-Grâce (Montréal)
H4X 3J4

Region Montréal
Neighbourhood Notre-Dame-de-Grâce
Near cote st-antoine
Body of Water

Property Type	Duplex	Year Built	Unknown
Property Use	Residential only	Expected Delivery Date	
Building Type	Semi-detached	Repossession	No
Total Number of Floors	3	Trade Possible	
Building Size		Certificate of Location	No
Living Area		File Number	
Lot Size	28 X 50.1 ft	Possession Date	10 days PP Accepted
Lot Area	2,467.38 sqft	Deed of Sale Signature	10 days PP/PR Accepted
Cadastre	10 184 P570		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2011	Municipal	\$3,510 (2011)	Electricity	
Lot	\$98,600	School	\$746 (2010)	Oil	
Building	\$289,600	Infrastructure		Gas	
		Business Taxes			
		Water			
Total	\$388,200	Total	\$4,256	Total	

Monthly Revenues (residential) - 3 unit(s)					
Apt. No.	3565	End of Lease	Vacant	Included in Lease	
No. of Rooms	8	Effective Monthly Rent		Excluded in Lease	
No. of Bedrooms	3	Potential Monthly Rent	\$1,500		
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces			
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Apt. No.	3567	End of Lease	Vacant	Included in Lease	
No. of Rooms	8	Effective Monthly Rent		Excluded in Lease	
No. of Bedrooms	3	Potential Monthly Rent	\$1,600		
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces			
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Apt. No.	3569	End of Lease	Vacant	Included in Lease	
No. of Rooms	5	Effective Monthly Rent		Excluded in Lease	
No. of Bedrooms	2	Potential Monthly Rent	\$900		
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces			

Effective Annual Gross Revenue (residential)	Potential Annual Gross Revenue (residential)	\$48,000
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Grand Total of Annual Effective Gross Revenue	Grand Total of Annual Potential Gross Revenue	\$48,000
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Features		
Sewage System	Municipality	Loading Platform
Water Supply	Municipality	Rented Equip. (monthly)
Foundation		Renovations
		Kitchen - 2010 (\$1), Electricity - 2010 (\$1), Fenestration - 2010 (\$1), Floor - 2010 (\$1), Plumbing - 2010 (\$1), Bathroom - 2010 (\$1), Basement - 2010 (\$1)
Roofing		Pool
Siding	Brick	Parking
Dividing Floor		Driveway (1), Garage (1)
Windows		Driveway
Window Type		Asphalt
Energy/Heating	Heating oil	Garage
Heating System	Hot water	Carport
Floor Covering	Wood	Lot
Basement	6 feet and more, Finished basement	Topograpy
		Flat
Bathroom		Distinctive Features
Washer/Dryer (installation)		Water (access)
Fireplace-Stove		View
Kitchen Cabinets		Proximity
Equipment/Services		Elementary school, High school, Hospital, Metro, Park, Public transportation, University
		Environmental Study
		Energy efficiency
		Occupancy

Inclusions
All light fixtures(all units),Stove fan(all units),60 gallon hot water tank(all units)

Exclusions

MLS® Remarks
Unique opportunity with duplex plus basement apartment with own separate address.Units 3565(lower),3567(upper) and basement 3569 have been completely renovated from top to bottom. Units were renovate with great taste and left with all its original character and charm. Situated in a great location of NDG Close to all amenities. A must see!

Addendum
.Duplex with 3 units
.Basement apartment has own separate address(3569)
.All units were completely renovated
.New doors (Fronts and porch)
.New windows
.New kitchens
.New bathrooms with ceramic tile floors
.All hard wood floors sanded and re finished
.New plumbing
.Property completely re landscaped
.Driveway is common area shared with neighbour
.Garage in back of building
.Building maintains all original character and charm
.Unit 3565

-Decorative fire place,
-own laundry room in basement with storage plus common area
-light fixtures, stove fan, 60 gallon hot water tank
included
-Complete renovation
Unit 3567
-Decorative fire place,
-own storage room in basement plus common area
-light fixtures, stove fan, 60 gallon hot water tank
included
-Complete renovation
Unit 3567
-Basement unit
- light fixtures, stove fan, 60 gallon hot water tank
included
-Complete renovation

Seller's Declaration

No

Source

GROUPE IMMOBILIER LONDONO INC., 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.