

ROYAL LEPAGE VILLAGE
 Real Estate Agency
 263-C, boul. St-Jean
 Pointe-Claire (QC) H9R 3J1
<http://royallepagevillage.com>

Office : 514-694-2121
 Fax : 514-695-1869
villagepc@royallepage.ca



Centris No. 12109565 (Active)



\$869,000

**843Z Rue Gameroff
 Montréal (Lachine)
 H8T 3R4**

Region Montréal
Neighbourhood West
Near 32e Av.
Body of Water

Property Type	Two or more storey	Year Built	2006
Building Type	Attached corner unit	Expected Delivery Date	Seasonal
Intergenerational		Reposess./Judicial auth.	No
Building Size	20 X 36 ft	Trade possible	
Living Area	1,833 sqft	Cert. of Loc.	Yes (2023)
Building Area	720 sqft	File Number	
Lot Size	30 X 65 ft	Occupancy	95 days PP/PR
Lot Area	1,967 sqft		Accepted
Cadastre	3690663	Deed of Sale Signature	90 days PP/PR
			Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$4,862 (2023)	Common Exp. (\$432/month)	\$5,184
Lot	\$167,600	School	\$587 (2023)	Electricity	\$1,948
Building	\$652,200	Infrastructure		Oil	
		Water		Gas	
Total	\$819,800 (106.00%)	Total	\$5,449	Total	\$7,132

Room(s) and Additional Space(s)					
No. of Rooms	10	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	11.5 X 14.4 ft	Wood		
GF	Dining room	15.5 X 10.11 ft	Wood	Fireplace-Stove. wood fireplace	
GF	Kitchen	12.3 X 10.7 ft	Wood		
GF	Powder room	6.3 X 10.11 ft	Ceramic	washer/dryer	
2	Primary bedroom	11.11 X 15 ft	Wood	walk-in	
2	Bedroom	9.5 X 15.6 ft	Wood		
2	Bedroom	8.11 X 9.11 ft	Wood		
2	Bathroom	6.5 X 12.5 ft	Ceramic	separate shower	
3	Mezzanine	15.7 X 10.11 ft	Carpet	4th bedroom	
BA1	Playroom	11.6 X 14.8 ft	Laminate floor		
Additional Space			Size		
Garage			18.9 X 19 ft		

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$16)
Water Supply	Municipality	Renovations	
Foundation		Pool	Inground, common portion
Roofing	Asphalt shingles	Parkg (total)	Garage (2)
Siding		Driveway	Asphalt
Windows		Garage	Attached, Built-in, Double width or more, Heated
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Separate shower	Water (access)	
Washer/Dryer (installation)	Powder room (1st level/Ground floor)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, Highway, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central air conditioning, Air exchange system, Central vacuum cleaner system installation, Electric garage door opener, Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	

Inclusions

all light fixtures excl. primary bedroom, all blinds & curtain rods, dishwasher, fridge, stove, microwave, exhaust fan, bathroom mirrors and accessories, tv stand in LVR, candle log in fireplace, mirror in entrance hallway and walk-in closet, central vacuum, (CONTINUED IN ADDENDUM)...

Exclusions

ceiling light in primary bedroom (to be replaced with a basic light fixture), curtains, washer, dryer, the following patio furniture: dining room set, umbrella, 5 black & white cushions, small black side table, outdoor carpet, rectangular support for flower pots

Broker - Remarks

Arguably the nicest home in this development. This bright and sunny end-unit with south-western exposure is directly adjacent to the walking path connected to the picturesque parks and attractions of Village St-Louis. Complete with 4 bdrms including a mezzanine, 1+1 bthrms, finished bsmnt with storage rm, and a 2-car garage with epoxy flooring. The main floor is open-concept with hardwood floors, bay-window, kitchen with bar seating and patio doors leading to the spacious, re-finished back deck that's perfect for outdoor entertaining. Located in the heart of Lachine, close to shops, the market, waterfront parks, and all the best schools.

Addendum

Welcome to 843 Gameroff!

This corner-unit townhouse has many unique features which set it apart from other units in this much-desired area. It offers an abundance of natural sunlight throughout the day, with a south-facing back deck and several west-facing side windows.

The main floor is completely open, with a layout and design that are perfect for family living and entertaining. Several windows were upgraded and replaced with higher quality windows, providing for better energy efficiency, fewer drafts, and less noise. There is a main-floor powder room with laundry.

The 2nd floor features 3 bedrooms and a spacious family bathroom with separate tub and shower. The primary bedroom has a large south-facing window and a walk-in closet.

The mezzanine level can serve as a 4th bedroom, a kids' playroom, or a home office space.

The basement is fully finished with good ceiling height, bright windows, and a convenient storage room.

There is a double garage with epoxy flooring and access to the mechanical systems including the electric furnace, central AC, central vacuum, air exchanger, and hot water tank (rented).

There is an inground, outdoor pool for the exclusive use of the residents of Gameroff street, as well as a large play area for children right off the back deck. Playgrounds for toddlers and children are only a short walk away.

Quick access to highways 20 and 13, the commuter train station, and YUL International Airport. Lachine is located halfway between the West Island and downtown.

Nearby schools include :

Primary schools: Victor-Therien, Berges-de-Lachine, Catherine-Soumillard, Maple-Grove, Ste-Anne Academy

High Schools: College St-Louis, Lakeside Academy, College Ste-Anne.

INCLUSIONS: alarm system hardware, barbecue (14 yrs old), patio furniture (except those items excluded), gazebo with cover, shelving units in storage room and garage, some furniture may be included (master bedroom bed and side tables)

Fireplace & chimney are sold "as is" with no guarantees with respect to their compliance with current fire-safety codes, insurance requirements, and municipal regulations.

All offers must be accompanied by an up-to-date letter of financial pre-qualification, as well as proof of Canadian citizenship or residency from the BUYER.

The BUYER may choose the notary, but choice of notary must be approved by the SELLER.

Living area based on certificate of location and floor plans. Includes basement, not garage.

Sale with legal warranty

Seller's Declaration

Yes SD-18794

Source

ROYAL LEPAGE VILLAGE, 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.



Frontage



Interior



Living room



Living room



Living room



Dining room



Dining room



Dining room



Kitchenette



Kitchen



Kitchen



Kitchen



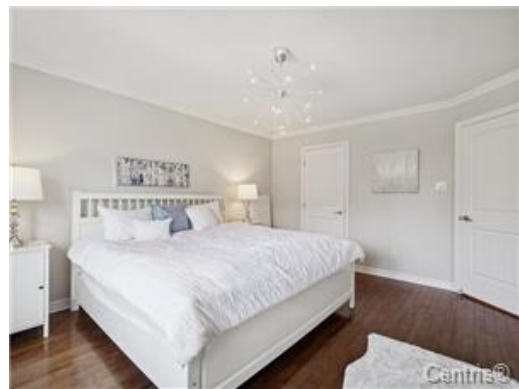
Powder room



Powder room



Primary bedroom



Primary bedroom



Walk-in closet



Bedroom



Bedroom



Bathroom



Bathroom



Staircase



Mezzanine



Mezzanine