

ROYAL LEPAGE VILLAGE
 Real Estate Agency
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Centris No. 18168012 (Active)



\$499,000

**365 41e Avenue
 Montréal (Lachine)
 H8T 2G8**

Region Montréal
Neighbourhood West
Near Victoria
Body of Water

Property Type	Two or more storey	Year Built	1949
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	28 X 22 ft	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area	616 sqft	Cert. of Loc.	Yes (1985)
Lot Size	50 X 118 ft	File Number	
Lot Area	6,018 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	1551804	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2021	Municipal	\$3,696 (2020)	Common Exp.	
Lot	\$296,300	School	\$446 (2021)	Electricity	\$3,010
Building	\$194,900	Infrastructure		Oil	
		Water		Gas	
Total	\$491,200	Total	\$4,142	Total	\$3,010

Room(s) and Additional Space(s)					
No. of Rooms	9	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	11 X 15.6 ft	Wood		
GF	Dining room	13 X 9 ft	Wood		
GF	Kitchen	13 X 9 ft	Linoleum		
GF	Powder room	6 X 3.8 ft	Linoleum		
2	Master bedroom	10.10 X 15.4 ft	Wood		
2	Bedroom	10.5 X 8.10 ft	Wood		
2	Bedroom	12.9 X 8.10 ft	Wood		
2	Bathroom	8.5 X 5 ft	Tiles		
BA1	Storage	20 X 23 ft	Concrete		
Additional Space			Size		
Garage			11 X 21 ft		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing		Parkg (total)	Driveway (3), Garage (1)
Siding		Driveway	Asphalt
Windows		Garage	Detached, Single width
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Hot water	Topography	
Basement	6 feet and more, Unfinished	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	basement (Basement 1)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Electric garage door opener	Energy efficiency	
Restrictions/Permissions			

Inclusions

All light fixtures, all window coverings, fridge, stove, hot water tank, washer, dryer, fridge in basement, garage door opener + remote, everything left in the house

Exclusions

Broker - Remarks

Incredible opportunity! Superb property in AAA location south of Victoria. West-facing yard. Steps from Western Lachine Swim Club, École Victor-Thérien, and Collège St-Louis. Less than 500m from the lakeshore. 3 bdrms, main-flr pwdr rm, full-height bsmnt, single detached garage. Perfect for anyone who isn't afraid to take on a big project!

Addendum

*Sale without legal warranty of quality, at the buyer's risk and peril

*The fireplaces are sold without any warranty with respect to their compliance with applicable regulations and insurance company requirements.

*Pre-listing building inspection report is available.

The Notary must be mutually agreeable for the Buyer and Seller.

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration

Yes SD-66754

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



Powder room



Living room



Living room



Living room



Dining room



Kitchen



Kitchen



Kitchen



Hall



Bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Basement



Basement



Basement



Basement



Basement



Backyard



Back facade



Frontage