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\$799,000

Centris® No.

21217009 (Active)

4225 Av. Madison, Côte-des-Neiges/Notre-Dame-de-Grâce (Montréal), H4B 2V1 (|

Seller's Declaration

Yes

Property Type	Two or more storey	Occupancy	90 days PP/PR Accepted
Building Type	Semi-detached	Deed of Sale Signature	30 days PP/PR Accepted
Year Built	Unknown	Lot Eval.	\$256,100 (2015)
Expected Delivery Date		Building Eval.	\$382,500 (2015)
Building Size	21.9 X 28.1 ft	Mun. Taxes	\$5,071 (2016)
Living Area		School Taxes	\$1,081 (2016)
Lot Size		Additional Rev.	No
Lot Area		Intergenerational	
Cert. of Location	No	Seasonal	
Body of Water			



Rooms	12	Bedrooms	3+1	Bathrooms and Powder Rooms	3+1
Level	Room		Size	Floor Covering	
GF	Living room		13.3 X 11.9 ft	Wood	
GF	Dining room		13 X 10 ft	Wood	
GF	Kitchen		14.8 X 10.5 ft irr	vinyl	
GF	Hall		9.3 X 4 ft irr	Ceramic	
2	Master bedroom		11.10 X 8.11 ft	Wood	
2	Bathroom		8.4 X 4.11 ft	Ceramic	
2	Bedroom		9.11 X 12.7 ft irr	Wood	
2	Bedroom		10.3 X 9 ft	Wood	
2	Bathroom		5 X 5.9 ft	Ceramic	
2	Hall		5.4 X 8 ft irr	Wood	



Inclusions

Bosch: Fridge, dishwasher, microwave, oven. Jenn Air cooktop.

Exclusions



Sewage System	Municipality	Heating System	Convection baseboards	Equip./Serv.	Wall-mounted air conditioning, Central vacuum cleaner system installation
Water Supply	Municipality	Water (access)			
Pool					
Parking	Driveway (2)	Fireplace-Stove	No	Renovations	Heating - 2012, Kitchen - 2012, Electricity - 2012, Fenestration - 2012, Floor - 2012, Plumbing - 2012, Bathroom - 2012,

Tastefully renovated cottage on a beautiful tree-lined street. Bright open concept ground floor with 2 patio doors leading to a large backyard. 2 full bathrooms on the second floor. Cozy family room, guest bedroom and full bathroom/laundry in the basement. Close to public transportation, NDG Sports Center, Library and all the amenities Monkland Village.

Tastefully renovated cottage on a beautiful tree-lined street. Bright open concept ground floor with 2 patio doors leading to a large backyard. Master bedroom with ensuite and family bathroom for 2 other bedrooms on the second floor. Cozy family room, guest bedroom and full bathroom/laundry in the basement. Close to public transportation, NDG Sports Center, Library and all the amenities Monkland Village has to offer.

LIST OF RENOVATIONS AND IMPROVEMENTS in 2012:

- Brick cleaning and repointing
- Sump pump

Source: IMMOBILIÈRE ET FINANCE PORT ET MOUNT INC., Real Estate Agency