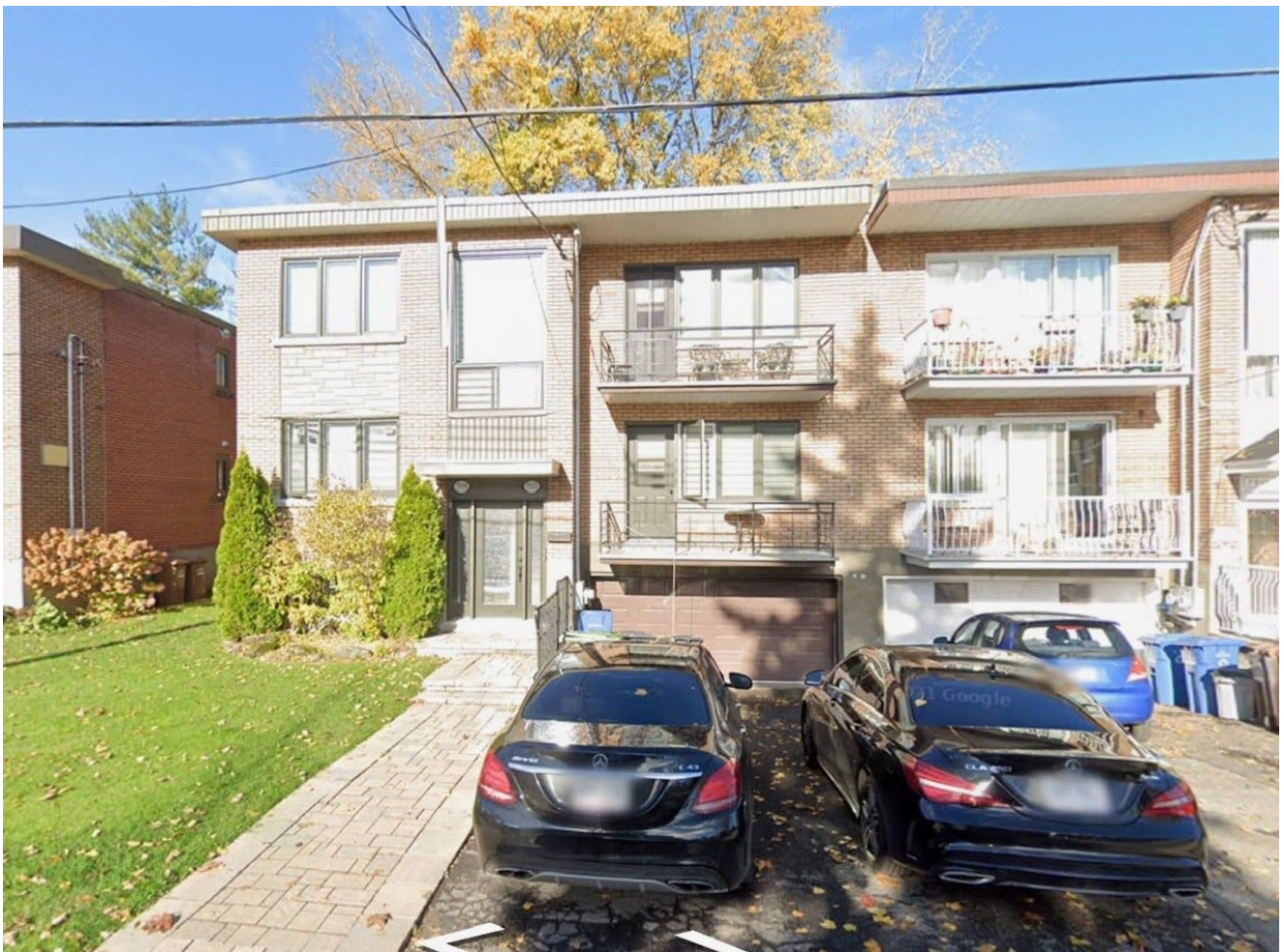




Stéphane Garneau
Courtier immobilier résidentiel et
commercial Stéphane Garneau Courtier
Immobilier Inc.
C : 514 244-7744
C: stephane@stephane-garneau.com

Côte-Saint-Luc-7513-7515, Ch. Baily

\$750000



7513-7515, Ch. Baily, Côte-Saint-Luc, H4W1M5

ULS : 14714737

[VISITE DE LA PROPRIÉTÉ](#)

Sale UNDER JUDICIAL AUTHORITY- *** Following an accepted offer , it is conditional the DCPC (Directeur des poursuites criminelles et penales)will verify all promising buyers. Kindly allow an additional delay of 21 add days and sign the attached annexes .*** All offers (No Exceptions) shall be accompanied by a deposit cheque of 5% of the total offer payable to l'Etude de Huissiers Paquette Inc. Please note upper unit is leased at 900\$ per month . Please see addendum . Welcome to all.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	2
Garage en vedette	2

Financiers

Évaluation municipale

Évaluation du terrain	\$327,800.00
Évaluation du bâtiment	\$420,600.00
Évaluation municipale	\$748,400.00

Taxes

Municipale	\$3,048.00
École	\$581.00
Total	\$3,629.00

ADDENDA

The washer and dryer hookups are located in the garage and are commun for the tenants .

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété

Multi-family (2 to 5 units)

Taille	
Année de construction	1959
Number of Rooms	5
Nombre d'étages	2
Garage	Heated , Fitted

Caractéristiques du terrain et extérieur

Dimensions du terrain	42 ft x 118 ft
Superficie du terrain	5,039 SF
Stat. (total)	Outdoor , 1 , Garage , 1
Proximité	Highway , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Living room	1st level/Ground floor	15.10x12.2 ft	Wood	
Kitchen	1st level/Ground floor	8.8x15.8 ft	Tiles	
Master bedroom	1st level/Ground floor	10.6x14.0 ft	Wood	
Bedroom	1st level/Ground floor	9.2x10.6 ft	Wood	
Bedroom	1st level/Ground floor	7.11x12.4 ft		
Bathroom	1st level/Ground floor	5.0x5.0 ft	Ceramic tiles	
Playroom	Basement	10.0x30.9 ft	Tiles	
Bathroom	Basement	5.0x5.0 ft	Ceramic tiles	
Laundry room	Basement	5.0x5.0 ft	Concrete	
Storage	Basement	5.0x5.0 ft	Concrete	

Caractéristiques

Approvisionnement en eau

Municipality

Systeme d'égout	Municipal sewer
Zonage	Residential
Aménagement paysager	Fenced
Fondation	Poured concrete

INCLUSIONS & EXCLUSIONS

Inclusions nil

Exclusions all items belonging to occupants

