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**Montréal (Rivière-des-Prairies/Pointe-aux-Trembles)-8365,
Rue Ernest-Ouimet**

\$639000



**8365, Rue Ernest-Ouimet, Montréal (Rivière-des-
Prairies/Pointe-aux-Trembles), H1E7H2**

ULS : 10283648

[VISITE DE LA PROPRIÉTÉ](#)

Impeccable!! Nestled in a serene and quiet neighborhood, this home offers the perfect blend of tranquility and accessibility, as it is strategically located close to many amenities. Beautifully renovated from head to toe and tastefully decorated, offering 3 bedrooms, 2 bathrooms, 1 powder-room, hardwood flooring, bricked on all sides and recently landscaped. A true turnkey property

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	2
Salle d'eau en vedette	1
Garage en vedette	2

Financiers

Évaluation municipale

Évaluation du terrain	\$139,400.00
Évaluation du bâtiment	\$335,300.00
Évaluation municipale	\$474,700.00

Taxes

Municipale	\$3,287.00
École	\$353.00
Total	\$3,640.00

ADDENDA

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Taille	
Année de construction	1992
Number of Rooms	10
Superficie Habitable	1,596 PC
Revêtement	Brick
Toiture	Asphalt shingles
Garage	Heated , Fitted

Caractéristiques du terrain et extérieur

Dimensions du terrain	9.53 ft x 96 ft
Superficie du terrain	2,999.93 SF
Stat. (total)	Outdoor , 2 , Garage , 1
Proximité	Highway , Cegep , Daycare centre , Park - green area , Elementary school , High school , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Living room	1st level/Ground floor	10.9x18.1 ft	Wood	
Dining room	1st level/Ground floor	9.10x17.6 ft	Ceramic tiles	
Kitchen	1st level/Ground floor	11.2x17.6 ft	Ceramic tiles	
Washroom	1st level/Ground floor	4.0x4.7 ft	Ceramic tiles	
Bathroom	2nd floor	8.1x10.10 ft	Ceramic tiles	
Master bedroom	2nd floor	11.2x15.11 ft	Wood	
Bedroom	2nd floor	9.11x13.7 ft	Wood	
Bedroom	2nd floor	9.3x15.1 ft	Wood	

Bathroom	Basement	8.1x7.11 ft	Ceramic tiles	
Family room	Basement	15.5x19.6 ft	Floating floor	
Cellar / Cold room	Basement	6.10x10.7 ft	Floating floor	

Caractéristiques

Système de chauffage	Electric baseboard units
Énergie de chauffage	Electricity
Équipements / services	Wall-mounted air conditioning
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Toiture	Asphalt shingles
Zonage	Residential
Sous-sol	6 feet and over , Finished basement
Allée	Asphalt

INCLUSIONS & EXCLUSIONS

Inclusions	Light fixtures, dishwasher, hood from stove, window dressings
Exclusions	The ceiling fan in the master bedroom

