



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

**Montréal (Villeray/Saint-Michel/Parc-Extension)-7451-7455,
6e Avenue**

\$819000



**7451-7455, 6e Avenue, Montréal (Villeray/Saint-Michel/Parc-
Extension), H2A3E8**

ULS : 15702609

[VISITE DE LA PROPRIÉTÉ](#)

Magnificent triplex located just steps from Saint Michel metro. The main floor is available for owner occupancy and includes 3 bedrooms, hardwood floors and kitchen with granite countertops. 2020 roof, aluminum staircase and new entrance doors. Designed for maximum energy savings thanks to its geothermal heating and cooling system. With a walk score of 87, you'll find plenty of stores, restaurants and amenities nearby. Perfect opportunity for an owner looking to invest that also offers living space.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	1
Garage en vedette	3

Financiers

Évaluation municipale

Évaluation du terrain	\$181,400.00
Évaluation du bâtiment	\$490,000.00
Évaluation municipale	\$671,400.00

Taxes

Municipale	\$4,478.00
École	\$559.00
Total	\$5,037.00

Énergie

Électricité	\$1,743.00
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ADDENDA

Thanks to the geothermal system. The main floor (7451) hydro bill is 145.21\$ which includes electricity (7451), cooling and heating for basement (7455) and main floor (7451) and hot water for all 3 apartments.

(7451,7453,7455). There are 3 electric meters. The basement electric bill is \$86.40 monthly and is included in the lease

Recent renovations include:

- air exchanger
- Roof 2020(elastomeric membrane
- Underground main drain replaced 2021
- Insulation of walls with 2 inches of spray foam on allexterior wall except kitchen
- insulation of basement floor
- acoustic insulation with cellulose between all floors
- Geothermal system,
- Rheem hot water tank 2023
- English courtyard

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
Taille	
Année de construction	1962
Number of Rooms	5
Toiture	Elastomer membrane
Garage	Heated , Fitted , Single width

Caractéristiques du terrain et extérieur

Dimensions du terrain	9.14 ft x 70.02 ft
Superficie du terrain	2,100.06 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
Kitchen	1st level/Ground floor	9.7x11.3 ft	Ceramic tiles	
Dining room	1st level/Ground floor	9.8x10.8 ft	Wood	

Bedroom	1st level/Ground floor	8.7x10.4 ft	Wood	
Bedroom	1st level/Ground floor	9.11x11.5 ft	Wood	
Bathroom	1st level/Ground floor	6.11x10.1 ft	Ceramic tiles	
Master bedroom	1st level/Ground floor	10.2x15.0 ft	Wood	
Living room	1st level/Ground floor	10.9x15.7 ft	Wood	

Caractéristiques

Système de chauffage	Air circulation , Electric baseboard units
Énergie de chauffage	Other , Geothermal , Electricity
Équipements / services	Central air conditioning , Central heat pump
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Appareils de location	Other , Geothermal heat pump
Toiture	Elastomer membrane
Zonage	Residential
Sous-sol	Separate entrance , Finished basement
Allée	Asphalt
Armoire	Wood
Fondation	Poured concrete

INCLUSIONS & EXCLUSIONS

Exclusions Geothermal Heat Pump (rented)

