



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)-7380-7382,  
9e Avenue**

**\$779000**



**7380-7382, 9e Avenue, Montréal (Villeray/Saint-Michel/Parc-  
Extension), H2A3C1**

ULS : 20399851

[VISITE DE LA PROPRIÉTÉ](#)

Discover this duplex, located just a 6-minute walk from St. Michel Metro. The layout is designed to provide ample space for a growing family, with the option to divide the basement to create an additional rental unit. Modern comfort is assured with a state-of-the-art geothermal system that efficiently heats and cools all 3 floors, ensuring a comfortable environment year-round. Recent roof installed in 2018. This duplex boasts an impressive Walk Score of 86. You'll find a variety of shops, restaurants, parks, and public transportation options within easy reach, making it an ideal spot for convenient city living.

## INFORMATIONS DÉTAILS

### PROPRIÉTÉ EN VEDETTE

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

### Financiers

#### Évaluation municipale

Évaluation du terrain	\$173,400.00
Évaluation du bâtiment	\$533,900.00
Évaluation municipale	\$707,300.00

#### Taxes

Municipale	\$4,718.00
École	\$591.00
Total	\$5,309.00

#### Énergie

Électricité	\$1,897.00
-------------	------------

### ADDENDA

Thanks to the geothermal system. The main floor (7382 hydro bill is 158.06\$ which includes electricity for (7382), cooling, heating and hot water for the whole building.

Recent renovations include:

- Roof 2017 (TPO)
- Installation of geothermal system
- New hot water tanks
- Waterproofing and outside insulation of foundation walls
- 3 windows changed
- Front doors changed 2020
- front balcony on second floor replaced

## Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
Taille	
Année de construction	1963
Number of Rooms	8
Toiture	Other , TPO
Garage	Heated , Fitted , Single width

## Caractéristiques du terrain et extérieur

Dimensions du terrain	8.74 ft x 70.02 ft
Superficie du terrain	2,006.41 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
Master bedroom	1st level/Ground floor	10.0x15.2 ft	Wood	
Living room	1st level/Ground floor	10.7x16.8 ft	Ceramic tiles	
Bathroom	1st level/Ground floor	9.11x7.2 ft	Ceramic tiles	
Bedroom	1st level/Ground floor	9.11x12.0 ft	Wood	

Kitchen	1st level/Ground floor	11.2x9.1 ft	Ceramic tiles	
Dining room	1st level/Ground floor	10.7x10.2 ft	Ceramic tiles	
Bedroom	1st level/Ground floor	7.9x10.10 ft	Ceramic tiles	
Family room	Basement	13.9x22.4 ft	Ceramic tiles	
Kitchen	Basement	8.8x14.4 ft	Ceramic tiles	
Bathroom	Basement	6.7x7.11 ft	Ceramic tiles	

## Caractéristiques

Système de chauffage	Air circulation
Énergie de chauffage	Other , Geothermal , Electricity
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Appareils de location	Other , Geothermal Heat Pump
Toiture	Other , TPO
Zonage	Residential
Sous-sol	6 feet and over , Separate entrance , Finished basement
Allée	Asphalt
Armoire	Wood
Fondation	Poured concrete

## INCLUSIONS & EXCLUSIONS

Inclusions	Geothermal heat pump, light fixtures, window dressings, hot water tank, geothermal unit
Exclusions	Geothermal heat pump (rented)

