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**Montréal (Mercier/Hochelaga-Maisonneuve)-5070-5072, Rue  
Monsabré**

**\$698000**



**5070-5072, Rue Monsabré, Montréal (Mercier/Hochelaga-  
Maisonneuve), H1M2P8**

ULS : 19471444

[VISIT PROPERTY](#)

LOCATION OF CHOICE! Semi-detached duplex 2 steps from Metro Cadillac, ideal for owner occupant or investor. The main accommodation offers 2 bedrooms, a living room, a bathroom and a bright kitchen. In the basement, there is a family room, a powder room and a garage. Sunny and well-landscaped backyard! See addendum ...

## INFORMATION DETAILS

### PROPERTY FEATURED

Featured Bedroom	2
Featured Bathroom	1
Featured Washroom	1
Featured Garage	3
Featured Fireplace	Other , Electric

### FINANCIAL

#### Assessment

Lot assessment	\$136,600.00
Building assessment	\$327,400.00
Municipal assessment	\$464,000.00

#### Taxes

Municipal	\$3,678.00
School	\$440.00
Total	\$4,118.00

### ADDENDA

WELCOME to 5070-5072 Monsabré, Montreal!

This superb semi-detached duplex is located near the Cadillac Metro station, bus stops, schools, shops and restaurants, parks, hospitals, and more. To discover!

The property is very bright, has a beautiful, intimate and private courtyard and has been maintained with great care by the owner over the years.

Several renovations and improvements have been carried out in recent years, including:

- 2010 - The roof covering is redone (invoice);
- 2013 - All the doors and windows have been replaced (invoice);
- 2015 - Apartment 5070 - Update of the kitchen, reconstruction of the walls, plumbing, backsplash, floor and painting (invoice);
- 2015 - Apartment 5070 - In the basement, the bathroom and the laundry area have been redone;
- 2016 - Apartment 5070 - Bathroom completely redone (invoice);
- 2016 - Rear exterior - Replacement of aluminum stairs, fiberglass balconies and aluminum railings / guardrails (invoice);
- 2017 - Apartment 5072 - Bathroom completely redone (invoice);
- 2019 - Apartment 5072 - New kitchen (cabinets, counter, plumbing, taps) (invoice);
- 2020 - Verification of electrical panels, replacement / addition of circuit breakers to make everything compliant (invoice);
- 2021 - The garage door will be replaced, it is on order and installation is scheduled for the end of October;
- And more, see the seller's declaration;

Do not miss your chance and come visit this beautiful duplex perfectly located!

## **BUILDING DETAILS AND PROPERTY INTERIOR**

Property Category	Multi-family (2 to 5 units)
Size	
Year Built	1960
Number of Rooms	6
Living Area	1,785.73 SF
Total Floor	2
Windows	Aluminum
Windows Type	Sliding

Siding

Brick

Roofing

Asphalt and gravel

Garage

Heated , Fitted , Single width

## LOT AND EXTERIOR FEATURES

Lot Size 25.40 ft x 84 ft

Lot Area 2,100 SF

Topography Flat

Parking (total) Outdoor , 1 , Garage , 1

Proximity Cegep , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport , University

## ROOM DETAILS

Room	Level	Dimensions	Flooring	Description
Living room	1st level/Ground floor	12.6x11.0 ft	Floating floor	
Kitchen	1st level/Ground floor	12.0x11.11 ft	Floating floor	
Dining room	1st level/Ground floor	2.2x3.1 ft	Floating floor	
Bathroom	1st level/Ground floor	6.10x4.10 ft	Ceramic tiles	
Master bedroom	1st level/Ground floor	11.11x10.11 ft	Wood	Wood slat
Bedroom	1st level/Ground floor	11.6x9.6 ft	Wood	Wood slat
Family room	Basement	16.9x20.2 ft	Floating floor	Electric
Washroom	Basement	6.8x6.4 ft	Ceramic tiles	Washer and dryer
Home office	Basement	6.1x15.3 ft	Floating floor	

## CHARACTERISTICS

Heating System

Electric baseboard units

Heating Energy

Electricity

Fireplace-Stove	Other , Electric
Water Supply	Municipality
Sewage System	Municipal sewer
Rental Appliances	Water heater , 2
Roofing	Asphalt and gravel
Zoning	Residential
Basement	6 feet and over , Finished basement
Driveway	Asphalt
Landscaping	Fenced , Landscape
Cupboard	Wood
Foundation	Poured concrete
Hearth Stove	Other , Electric
Distinctive Features	Wooded

## **INCLUDED & EXCLUDED**

Excluded    The property and personal effects of tenants. The 2 water heaters (rental).

