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Montréal (Saint-Léonard)-9115-9119, Rue Le Royer

\$1199000



**9115-9119, Rue Le Royer, Montréal (Saint-Léonard),
H1P2Y3**

ULS : 26385613

VISITE DE LA PROPRIÉTÉ

Semi detached 4 plex ,locate in strategic area of St Leonard * Several upgrades through the years such as: Majority of windows were replaced , front cement balcon and maintenance free quality ramps , roof was recovered , spectacular large terrasses at the rear were completey re-done (rare) , maintenance free railings and staircases* Must visit

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

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

Financiers

Taxes

Municipale	\$5,987.00
École	\$732.00
Total	\$6,719.00

ADDENDA

The revenus

9115 4.5 760\$

9117 4.5 710\$

9119A 3.5 600\$

9119 RDC 1500\$ per month , leased without the garages.

Several upgrades through the years

-Almost the totality of the windows and the exterior doors have been replaced .

- Front cement balcony was re-done with maintenance high quality aluminium ramps.

- The washroom on the main floor has been recently renovated (Bain Magique) Appx 11,000\$ cost . ALso includes newere vanity with granite tops.

-Kitchen refreshed on the main offering granite tops as well .

-Roof was recover in 2012 (Tar and Gravel)

- A corniche all around the home was installed as well

-The rear basement exit was considerably widened and Patio door installed . On the upper levels (RARE) Oversized terrasses were built with maintenance free ramps and staircases .

Come and discover your next home.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
Taille	
Année de construction	1974
Number of Rooms	8
Nombre d'étages	2
les fenêtres	Aluminum
Type de Windows	Sliding , Crank handle
Revêtement	Brick
Toiture	Asphalt and gravel

Caractéristiques du terrain et extérieur

Dimensions du terrain	50 ft x 98 ft
Superficie du terrain	4,913 SF

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Living room	1st level/Ground floor	10.11x18.4 ft	Parquetry	
Bedroom	1st level/Ground floor	13x8.4 ft	Parquetry	
Master bedroom	1st level/Ground floor	11.4x16.6 ft	Parquetry	
Bedroom	1st level/Ground floor	11.4x16.4 ft	Parquetry	
Bathroom	1st level/Ground floor	11.1x7.3 ft	Ceramic tiles	
Dining room	1st level/Ground floor	11.2x14.7 ft	Ceramic tiles	
Kitchen	1st level/Ground floor	19.3x10.10 ft	Ceramic tiles	
Playroom	Basement	19.6x19.3 ft	Ceramic tiles	
Kitchen	Basement	18.5x8.7 ft	Ceramic tiles	
Bathroom	Basement	5x5.5 ft	Ceramic tiles	

Caractéristiques

Système de chauffage	Electric baseboard units
Énergie de chauffage	Electricity
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Toiture	Asphalt and gravel
Zonage	Residential
Sous-sol	6 feet and over , Separate entrance , Finished basement
Fondation	Poured concrete

INCLUSIONS & EXCLUSIONS

Inclusions	Dishwasher, Microwave Fan , Mural AC , Cabana, cement table on balcony - All is Donated on an As Is Basis
Exclusions	Tempo, 4 Hot water tanks are leased

