



Stephane Garneau
Residential and commercial real estate
broker Stephane Garneau courtier
immobiller inc.
P : 514 244-7744
E : stephane@stephane-garneau.com

Montréal (Saint-Laurent)-3470, Boul. Toupin

\$580000



3470, Boul. Toupin, Montréal (Saint-Laurent), H4K1Z3

ULS : 25584733

[VISIT PROPERTY](#)

CHARMING BUNGALOW with enormous potential! Bright property where the kitchen, dining room and living room are of good size, there are three (3) bedrooms upstairs and another (1) in the basement, two (2) bathrooms, a backyard and 2 parking spaces. The basement is semi-finished with a large family room and free to be transformed according to your needs. Close to the new train REM Station Bois-Franc. TO SEE!

INFORMATION DETAILS

PROPERTY FEATURED

Featured Bedroom	4
Featured Bathroom	2
Featured Fireplace	Other , Not conform

FINANCIAL

Assessment

Lot assessment	\$226,300.00
Building assessment	\$190,900.00
Municipal assessment	\$417,200.00

Taxes

Municipal	\$3,294.00
School	\$400.00
Total	\$3,694.00

Energy

Electricity	\$1,860.00
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ADDENDA

Welcome to 3470 Boul. Toupin, Ville Saint-Laurent!

* This property offers great potential to renovate according to your needs and tastes;

* Close to good schools, services and the new REM Station Bois-Franc train;

* Roof covering 2008 (invoice);

* A new certificate of location is on order;

* Succession: Sale without legal warranty;

Don't miss your chance and come visit!

BUILDING DETAILS AND PROPERTY INTERIOR

Property Category	Residential
Size	
Year Built	1958
Number of Rooms	13
Living Area	1,144.20 SF
Windows	Wood
Siding	Brick
Roofing	Asphalt and gravel

LOT AND EXTERIOR FEATURES

Lot Size	47.90 ft x 90 ft
Lot Area	4,310.95 SF
Topography	Flat
Parking (total)	Outdoor , 2
Proximity	Highway , Cegep , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport

ROOM DETAILS

Room	Level	Dimensions	Flooring	Description
Hallway	1st level/Ground floor	3.10x5.4 ft	Ceramic tiles	
Living room	1st level/Ground floor	10.1x11.10 ft	Wood	

Dining room	1st level/Ground floor	10.6x12.1 ft	Wood	
Kitchen	1st level/Ground floor	12.9x10.4 ft	Wood	
Bedroom	1st level/Ground floor	9.2x9.2 ft	Wood	
Bedroom	1st level/Ground floor	15.2x9.2 ft	Wood	
Master bedroom	1st level/Ground floor	11.11x14.3 ft	Wood	
Bathroom	1st level/Ground floor	6.4x9.2 ft	Ceramic tiles	
Family room	Basement	11.8x25.0 ft	Tiles	
Bathroom	Basement	6.4x9.2 ft	Other	
Workshop	Basement	9.8x20.7 ft	Concrete	
Workshop	Basement	9.1x12.3 ft	Concrete	
Cellar / Cold room	Basement	4.7x7.4 ft	Concrete	

CHARACTERISTICS

Heating System	Air circulation
Heating Energy	Electricity
Fireplace-Stove	Other , Not conform
Equipment/Services	Central heat pump
Water Supply	Municipality
Sewage System	Municipal sewer
Rental Appliances	Water heater , 1
Roofing	Asphalt and gravel
Zoning	Residential
Basement	6 feet and over , Partially finished
Driveway	Asphalt
Landscaping	Landscape

Cupboard

Wood

Hearth Stove

Other , Not conform

INCLUDED & EXCLUDED

Excluded

Rental water heater

