



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

Montréal (Ahuntsic-Cartierville)-8845-8847, Rue de Reims

\$639000



**8845-8847, Rue de Reims, Montréal (Ahuntsic-Cartierville),
H2N1S9**

ULS : 13499003

[VISITE DE LA PROPRIÉTÉ](#)

Solid Duplex located on a quiet and sought after street in Ahuntsic. Ground floor and upper floor available to the buyer. Beautiful wood floors. Sunny side yard. Minutes from Crémazie metro and close to parks, schools and all services. See addendum

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette 3

Salle de bain en vedette 2

Financiers

Évaluation municipale

Évaluation du terrain \$165,400.00

Évaluation du bâtiment \$435,000.00

Évaluation municipale \$600,400.00

Taxes

Municipale \$3,250.00

École \$399.00

Total \$3,649.00

ADDENDA

Immediate Occupation - Solid Duplex located on a quiet and sought after street in Ahuntsic. Ground floor and upper unit available to the buyer for occupation. Beautiful wood floors. Sunny side yard. Minutes from Crémazie metro and close to parks, schools and all services.

Possibility of double occupancy.

The upper is rented for 700\$ per month and will be available starting October 01, 2022.

Take note the property consists of :

Large 5 1/2 on the ground floor (Double living room), with a full size basement. Ideal for large family or intergenerational.

The rear brick wall has been replaced.

Well maintained property in a strategically located sought out area.

Why buy a property in the Ahuntsic borough ?

QUIET AND SAFE

This residential melting pot embellished with greenery brings the calm you are looking for when you imagine the place where you want to settle down with your loved ones.

THE SCHOOLS

The Ahuntsic district is also known for the quality of its schools, both private and public. The prestigious Collège André-Grasset, Cégep Ahuntsic, Collège de Bois-de-Boulogne, Collège Mont-Saint-Louis, Collège Régina Assumpta College and Sophie-Barat High School.

THE PARKS

The neighborhood is full of vitality with its mature trees and green spaces. There are several parks where you can where you can let your children play in peace or simply recharge your batteries by taking a walk. Among the most Among the best known are Frédéric-Back Park, Ahuntsic Park and its water fountain, as well as Hirondelles Park.

You can also enjoy the Parc-nature-l'île-de- la-Visitation and its majestic view on the river.

PROMENADE FLEURY

Ahuntsic is distinguished by the joy of living of its residents for all the reasons mentioned above but also one of the main sources of this happiness is the proximity of the

but one of the main sources of this happiness is the proximity of the seductive promenade Fleury, lined with its numerous cafés,

restaurants, grocery stores, bakeries, boutiques and bookstores that make this street rich and attractive.

THE CLAUDE-ROBILLARD SPORTS COMPLEX

The Complexe Sportif Claude-Robillard is probably the most entertaining sports center you can have with indoor facilities. With some pretty impressive features, such as running tracks, training rooms, soccer fields training rooms, soccer fields and gymnasiums - but most impressive is its Olympic-sized pool.

TRANSPORTATION

The neighborhood is framed on the south by Highway 40 and on the west by Highway 15, which will take you quickly to your

to your professional or social activities. The bus, the Sauv e and Cr emazie metros, as well as the commuter train are nearby.

Translated with www.DeepL.com/Translator (free version)

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
Taille	
Number of Rooms	8
les fenêtres	Aluminum
Type de Windows	Sliding
Revêtement	Brick
Toiture	Asphalt and gravel

Caractéristiques du terrain et extérieur

Dimensions du terrain	7.62 ft x 79.99 ft
Superficie du terrain	1,999.95 SF
Proximité	Highway , Cegep , Daycare centre , Park - green area , Bicycle path , Elementary school , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Living room	1st level/Ground floor	10.9x13.4 ft	Wood	
Bedroom	1st level/Ground floor	10.5x9.8 ft	Wood	
Bathroom	1st level/Ground floor	7x5 ft	Ceramic tiles	
Bedroom	1st level/Ground floor	11.8x9.5 ft	Concrete	Double Salon
Kitchen	1st level/Ground floor	12.5x10.9 ft	Ceramic tiles	
Master bedroom	1st level/Ground floor	11x10.5 ft	Wood	
Playroom	Basement	12.6x16.7 ft	Tiles	
Bedroom	Basement	10.4x23.8 ft	Tiles	
Bathroom	Basement	7.8x8.3 ft	Tiles	Includes shower
Kitchen	Basement	10.4x8.6 ft	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
Sous-sol	6 feet and over , Separate entrance , Finished basement
Aménagement paysager	Fenced
Fondation	Poured concrete

INCLUSIONS & EXCLUSIONS

Inclusions	All window dressing and all electrical fixtures, dishwasher (Non Functional)
Exclusions	2 Electric hot water tanks , rented and the the retal is paid by the owner.

