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Montréal (Saint-Léonard)-4445-4447, Rue Delâge

\$875000



4445-4447, Rue Delâge, Montréal (Saint-Léonard), H1R1S1

ULS : 13073693

[VISITE DE LA PROPRIÉTÉ](#)

Superb semi-detached triplex located in a very sought out area, close to all services. This magnificent property offers a lot of space and comfort, many renovations made over the years. Ideal for investment or to live in. See addendum.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	1
Garage en vedette	4

Financiers

Évaluation municipale

Évaluation du terrain	\$273,700.00
Évaluation du bâtiment	\$519,000.00
Évaluation municipale	\$792,700.00

Taxes

Municipale	\$4,868.00
École	\$581.00
Total	\$5,449.00

ADDENDA

****Triplex located in the sought after area of Saint-Leonard.**

With all amenities nearby. pharmacies, bakery, grocery stores and restaurants and a few turns from highway 40 (metropolitan) and also the 25.

Main floor that is now rented is well maintained. Note The Playroom rented with the Bachelor.

Huge Triplex offering 3 bedrooms with an open concept kitchen and dining area. Generous sized windows throughout letting in lots of natural sunlight.

The basement playroom is rented with the bachelor, use as an extra bedroom.

The garage large enough for two good size cars. In the basement we shall have access to the mechanical room where you can find the hot water tanks and the 3 electric boilers.

Very good AAA tenants of the 3.5 and 5.5 above are also very neat and respectful.

On the outside several renos done such as:

-2 Brick walls redone

-Facade balcony with maintenance free railings

-Solid wood garage and entrance doors

-Cornice around the house

-Balcony pertaining to the main floor enlarged. All railings and stairs also replaced with maintenance free materials.

Don't let this wonderful income property slip away. Book your visit today .

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
Taille	
Number of Rooms	7
Revêtement	Brick
Toiture	Asphalt and gravel
Garage	Attached , Heated , Fitted , Single width

Caractéristiques du terrain et extérieur

Dimensions du terrain	12.80 ft x 84.98 ft
Superficie du terrain	3,570.42 SF
Stat. (total)	Outdoor , 2 , Garage , 2

Proximité	Highway , Daycare centre , Park - green area , Bicycle path , Elementary school , High school , Public transport
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DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Living room	1st level/Ground floor	11.4x23.1 ft	Wood	
Master bedroom	1st level/Ground floor	11x14 ft	Wood	
Bedroom	1st level/Ground floor	11x14 ft	Wood	
Bedroom	1st level/Ground floor	11x9.3 ft	Wood	
Bathroom	1st level/Ground floor	11x6.6 ft	Ceramic tiles	
Kitchen	1st level/Ground floor	19.1x12.3 ft	Ceramic tiles	
Playroom	Basement	17.6x19.2 ft	Carpet	

Caractéristiques

Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Toiture	Asphalt and gravel
Zonage	Residential
Allée	Plain paving stone

INCLUSIONS & EXCLUSIONS

Inclusions	all electrical fixtures, 3 electric hot water heaters
Exclusions	blinds, curtains and rods, all personal belongings of the tenants

