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**Montréal (Rivière-des-Prairies/Pointe-aux-Trembles)-14486,
Rue Bernard-Geoffrion, 102**

\$349000



**14486, Rue Bernard-Geoffrion, Montréal (Rivière-des-
Prairies/Pointe-aux-Trembles), H1A1P8**

ULS : 27101642

[VISITE DE LA PROPRIÉTÉ](#)

Immediate Occupation. Beautiful unit very well maintained through the years. Modern and impeccable. Located in a prime area of Pointe-aux-Trembles, near all services. Close to Parc Montmartre, train station, Montmartre and Notre-Dame schools. Ideal for young family or couple! A must see!

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	2
Salle de bain en vedette	1
Garage en vedette	1

Financiers

Évaluation municipale

Évaluation du terrain	\$51,400.00
Évaluation du bâtiment	\$276,500.00
Évaluation municipale	\$327,900.00

Taxes

Municipale	\$2,040.00
École	\$172.00
Total	\$2,212.00

Dépense annuelle

Frais de copropriété	\$1,620.00
Total	\$1,620.00

ADDENDA

- Entrance hall with closet
- Washer/dryer space in hallway closet
- Open concept
- Bright dining room and living room
- Overlooking the balcony
- Modern kitchen with central island
- Quartz countertop
- Bedroom with its own balcony and 2 double closets
- 2nd bedroom of good size
- Bathroom with roman bath and glass/ceramic shower
- Indoor parking space (garage)
- Common space for bikes
- Storage space for each co-owner
- 2 Balconies (One on the facade, other at the rear)

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	2013
Number of Rooms	7
Superficie Habitable	963.38 PC
Revêtement	Brick
Toiture	Asphalt shingles
Garage	Fitted

Caractéristiques du terrain et extérieur

Stat. (total) Garage , 1

Proximité	Highway , Daycare centre , Golf , 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	12x14 ft	Wood	
Dinette	1st level/Ground floor	9x10 ft	Wood	
Kitchen	1st level/Ground floor	8x10.6 ft	Ceramic tiles	strat- cabinet Quartz counter

Bathroom	1st level/Ground floor	8.6x9.0 ft	Ceramic tiles	Corner Shower
Bedroom	1st level/Ground floor	12.0x9.8 ft	Wood	
Master bedroom	1st level/Ground floor	11.3x11.0 ft	Wood	Access to front balcony
desk area	1st level/Ground floor	5x5 ft	Ceramic tiles	

Caractéristiques

Système de chauffage	Electric baseboard units
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Toiture	Asphalt shingles
Zonage	Residential
Allée	Asphalt

INCLUSIONS & EXCLUSIONS

Inclusions	Stove, refrigerator, dishwasher, alarm system, blinds, curtains, rods, electrical fixtures, gas water heater, central air conditioning, central vacuum, armoire in master bedroom. All is donated As is .
Exclusions	washing and drying machines

