



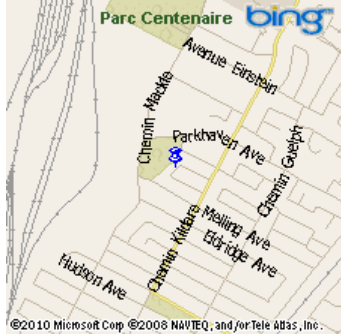
Anat (Annette) Cohen, Real Estate Broker

**CENTURY 21 VISION**  
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MLS® No. 8396758 (Active)



**\$629,000**

**5782-5784 Av. Fairside**  
**Côte-Saint-Luc**  
**H4W 2A7**

**Region** Montréal  
**Neighbourhood**  
**Near** Kildare  
**Body of Water**

<b>Property Type</b>	Duplex	<b>Year Built</b>	1960
<b>Property Use</b>	Residential only	<b>Expected Delivery Date</b>	
<b>Building Type</b>	Semi-detached	<b>Repossession</b>	No
<b>Total Number of Floors</b>	2	<b>Trade Possible</b>	
<b>Building Size</b>		<b>Certificate of Location</b>	No
<b>Living Area</b>		<b>File Number</b>	
<b>Lot Size</b>	15 X 23 m	<b>Possession Date</b>	90 days PP Accepted
<b>Lot Area</b>	371.00 sqm	<b>Deed of Sale Signature</b>	90 days PP/PR Accepted
<b>Cadastre</b>	1053442		
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
<b>Year</b>	2010	<b>Municipal</b>	\$1 (2010)	<b>Electricity</b>	
<b>Lot</b>	\$139,500	<b>School</b>	\$1 (2010)	<b>Oil</b>	
<b>Building</b>	\$307,400	<b>Infrastructure</b>		<b>Gas</b>	
		<b>Business Taxes</b>			
		<b>Water</b>			
<b>Total</b>	\$446,900	<b>Total</b>	\$2	<b>Total</b>	

Monthly Revenues (residential) - 3 unit(s)					
<b>Apt. No.</b>	5782	<b>End of Lease</b>	2011-08-01	<b>Included in Lease</b>	Indoor parking
<b>No. of Rooms</b>	7	<b>Effective Monthly Rent</b>	\$1,200		
<b>No. of Bedrooms</b>	4	<b>Potential Monthly Rent</b>		<b>Excluded in Lease</b>	Heating, Hot water
<b>No. Bath/PR</b>	2+0	<b>Features</b>			
<b>Washer/Dryer (inst.)</b>		<b>No. of Parking Spaces</b>	Int. : 1		
<b>Level</b>	<b>Room</b>	<b>Size</b>		<b>Floor Covering</b>	<b>Additional Information</b>
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<b>Apt. No.</b>	5784	<b>End of Lease</b>	Homeowner	<b>Included in Lease</b>	
<b>No. of Rooms</b>	6	<b>Effective Monthly Rent</b>			
<b>No. of Bedrooms</b>	3	<b>Potential Monthly Rent</b>	\$1,700	<b>Excluded in Lease</b>	
<b>No. Bath/PR</b>	2+0	<b>Features</b>			
<b>Washer/Dryer (inst.)</b>		<b>No. of Parking Spaces</b>			
<b>Level</b>	<b>Room</b>	<b>Size</b>		<b>Floor Covering</b>	<b>Additional Information</b>
GF	Living room	19.2 X 11.11 ft		Wood	
GF	Dining room	15.7 X 9.9 ft		Wood	

GF	Bedroom	13.10 X 9.6 ft	Wood
GF	Bedroom	8.11 X 10.4 ft	Wood
GF	Master bedroom	11.5 X 16.3 ft	Wood
GF	Kitchen	21.5 X 9.11 ft	Ceramic
BA1	Family room	20.7 X 17.2 ft	Wood
BA1	Laundry room	9.10 X 17.2 ft	Concrete

<b>Apt. No.</b>	5784A	<b>End of Lease</b>	2011-06-30	<b>Included in Lease</b>	Heating, Hot water
<b>No. of Rooms</b>	2	<b>Effective Monthly Rent</b>	\$450		
<b>No. of Bedrooms</b>	1	<b>Potential Monthly Rent</b>		<b>Excluded in Lease</b>	
<b>No. Bath/PR</b>	1+0	<b>Features</b>			
<b>Washer/Dryer (inst.)</b>		<b>No. of Parking Spaces</b>			

<b>Effective Annual Gross Revenue (residential)</b>	\$19,800 (2010-08-09)	<b>Potential Annual Gross Revenue (residential)</b>	\$20,400
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<b>Grand Total of Annual Effective Gross Revenue</b>	\$19,800	<b>Grand Total of Annual Potential Gross Revenue</b>	\$20,400
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### Features

<b>Sewage System</b>	Municipality	<b>Loading Platform</b>	
<b>Water Supply</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Foundation</b>		<b>Renovations</b>	
<b>Roofing</b>		<b>Pool</b>	
<b>Siding</b>		<b>Parking</b>	Garage (2)
<b>Dividing Floor</b>		<b>Driveway</b>	
<b>Windows</b>		<b>Garage</b>	Double width or more
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Electric baseboard units	<b>Topography</b>	
<b>Floor Covering</b>	Wood	<b>Distinctive Features</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Water (access)</b>	
<b>Bathroom</b>	Ensuite bathroom	<b>View</b>	
<b>Washer/Dryer (installation)</b>		<b>Proximity</b>	Elementary school, High school, Park, Public transportation
<b>Fireplace-Stove</b>		<b>Environmental Study</b>	
<b>Kitchen Cabinets</b>		<b>Energy efficiency</b>	
<b>Equipment/Services</b>	Alarm system (connected)	<b>Occupancy</b>	

### Inclusions

From 5784:fridge, stove, washer, dryer, alarm system, garage door opener. From 5782:fridge, dishwasher, window coverings, light fixtures.

### Exclusions

### MLS® Remarks

Large Duplex with bachelor. Renovated recently, and very well maintained. Steps to Maimonides park, swimming pool, synagogues, public transportation, hospital, and shopping. One visit will convince you!

### Addendum

The roof is about 10 years old.  
Heating system was changed to electric.  
Front steps were redone 4 years ago.  
Two 60 gallon hot water tanks are owned, and included in the sale.

### Seller's Declaration

No SD-17496

**Source**

CENTURY 21 VISION, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises.



Frontage



Living room



Dining room



Kitchen



Bedroom



Bedroom



Bathroom



Master bedroom



Bathroom



Hall



Basement



Laundry room



Garage