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 Real Estate Agency
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Centris® No. 18185763 (Active)



\$648,000

**1459 Rue Chomedey
 Ville-Marie (Montréal)
 H3H 2A6**

Region Montréal
Neighbourhood Central West
Near de Maisonneuve
Body of Water

Property Type	Two or more storey	Year Built	1870
Building Type	Attached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Repossession	
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size	6.88 X m irr	File Number	
Lot Area	145.29 sqm	Occupancy	30 days PP/PR Accepted
Cadastre	1064490	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2014	Municipal	\$4,672 (2015)	Common Exp.	
Lot	\$223,700	School	\$990 (2014)	Electricity	
Building	\$371,900	Infrastructure		Oil	
		Water		Gas	
Total	\$595,600	Total	\$5,662	Total	

Room(s) and Additional Space(s)				
No. of Rooms		No. of Bedrooms		No. of Bathrooms and Powder Rooms
9		3+0		2+0
Level	Room	Size	Floor Covering	Additional Information
GF	Living room	16.4 X 13.9 ft irr	Wood	
GF	Dining room	15.7 X 12.8 ft irr	Wood	
BA1	Kitchen	29.6 X 12.10 ft irr	Wood	
GF	Bedroom	10.5 X 7.2 ft irr	Wood	
2	Master bedroom	21.8 X 11.5 ft irr	Wood	
2	Bedroom	10.9 X 7.6 ft irr	Wood	
2	Office	10.9 X 8.8 ft irr	Wood	
2	Bathroom	9.8 X 8.5 ft irr	Tiles	
BA1	Bathroom	9.3 X 7.2 ft irr	Tiles	
	Additional Space		Size	
	2 parking spaces			

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation		Pool	
Roofing		Parking	Driveway (2)
Siding		Driveway	
Windows		Garage	
Window Type		Carport	
Energy/Heating		Lot	
Heating System		Topograpy	
Basement	Finished basement, Outdoor entrance	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove		Proximity	walking distance to everything
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services		Energy efficiency	

Inclusions

Kitchen appliances, washer & dryer, curtains and blinds, water heater

Exclusions

Broker - Remarks

Westmount adjacent, authentic 1870 home! 3 storey, open concept living & dining, original woodwork, crown mouldings, brick wall, marble fireplace & high ceilings. Spacious, bright & centrally located. Parking space for 2 cars. The house requires some love, but it has tremendous potential. Could be converted into duplex/triplex. Well worth a visit!

Addendum

3 storey Westmount adjacent home true to its time.

* The main floor is characterised by its spacious open concept living room and dining room with beautiful crown molding, high ceilings, roman columns, marble fireplace and large fenestration welcoming an abundance of sunlight. The original woodwork throughout, authentic and massive staircase with beautiful detailing and the tasteful brick walls set the tone. The main floor also counts a bedroom.

* Upper floor: The impressive staircase leads to the upper floor comprising 2 bedrooms, bathroom with glass-sided shower-tub and an office area.

*The lower floor (basement) hosts the kitchen and a secondary bathroom.

Additional features include a backyard and back court spacious enough for 2 cars. Quiet street with beautiful vegetation. Unbeatable location close to all amenities including universities, shops, restaurants, public transportation, museums, movie theaters, hospitals and more.

Possibility of building this into the cottage of your dreams, or of converting the building into a plex (duplex or triplex). Truly a renovator's dream!

Sale without legal warranty of quality, at the buyer's risk: Yes

Seller's Declaration

Yes SD-77845

Source

GROUPE SUTTON - CENTRE OUEST INC., 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



Living room



Dining room



Staircase



Staircase



Bathroom



Bedroom



Office



Staircase



Bathroom



Backyard