



Mario Conte
Delivering the Impossible
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Montréal (LaSalle)-2337-2339, Rue Armel

\$829,000



2337-2339, Rue Armel, Montréal (LaSalle), H8N1L4

ULS : 14518670

[VISITE DE LA PROPRIÉTÉ](#)

Duplex with Bachelor having undergone some renovations through the years and offering a nice back yard as well * Strategic location close to all services * The 2nd floor should vacate by the notarial deed * The Main floor should vacate approx 90 days after the notarial deed * Kindly include a copy of the signed ANNEXE with all promises to purchase and leave open for a min 5 BUSINESS DAYS for the bailiff to respond.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	1
Salle d'eau en vedette	1

Financiers

Évaluation municipale

Évaluation du terrain	\$151,400.00
Évaluation du bâtiment	\$600,000.00
Évaluation municipale	\$751,400.00

Taxes

Municipale	\$4,714.00
École	\$657.00
Total	\$5,371.00

ADDENDA

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
Taille	

Année de construction	1968
Number of Rooms	6

Caractéristiques du terrain et extérieur

Dimensions du terrain	28 ft x 83 ft
Superficie du terrain	2,323 SF

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Kitchen	1st level/Ground floor	7.5x13.2 ft	Ceramic tiles	
Dining room	1st level/Ground floor	10.8x6.6 ft	Ceramic tiles	
Living room	1st level/Ground floor	10.2x15.2 ft	Wood	
Master bedroom	1st level/Ground floor	10.3x18.5 ft	Wood	
Bedroom	1st level/Ground floor	12.5x10.3 ft	Wood	
Bedroom	1st level/Ground floor	9.1x8.9 ft	Wood	
Bathroom	1st level/Ground floor	10.1x7.1 ft	Ceramic tiles	
Playroom	1st level/Ground floor	15.8x11.7 ft	Floating floor	
Washroom	1st level/Ground floor	3.0x5.0 ft	Ceramic tiles	

Caractéristiques

Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Zonage	Residential

INCLUSIONS & EXCLUSIONS

Inclusions	Nil.
Exclusions	PAX system in Master Bedroom of Main floor *All electrical fixtures, all window dressings in the complete property . Tout les electros, All personal belongings of the occupants

