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**Centris® No. 10036492 (Sold Nb. of Days 12)**



**\$779,000**

**7295-7299 Rue Latouche  
 Brossard  
 J4Y 3J8**

**Region** Montérégie  
**Neighbourhood** Street names (L)  
**Near** laffite  
**Body of Water**

<b>Property Type</b>	Triplex	<b>Year Built</b>	2007
<b>Property Use</b>	Residential only	<b>Expected Delivery Date</b>	
<b>Building Type</b>	Detached	<b>Repossession</b>	
<b>Total Number of Floors</b>		<b>Trade Possible</b>	
<b>Building Size</b>	13.92 X 31.8 m irr	<b>Certificate of Location</b>	Yes (2007)
<b>Living Area</b>		<b>File Number</b>	
<b>Lot Size</b>		<b>Possession Date</b>	30 days PP Accepted
<b>Lot Area</b>	674.60 sqm	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Cadastre</b>	3349888	<b>Date of Sale</b>	2013-04-17
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Energy (annual)</b>	
<b>Year</b>	2013	<b>Municipal</b>	\$5,235 (2013)	<b>Electricity</b>	
<b>Lot</b>	\$120,100	<b>School</b>	\$1,156 (2013)	<b>Oil</b>	
<b>Building</b>	\$566,900	<b>Infrastructure</b>		<b>Gas</b>	
		<b>Business Taxes</b>			
		<b>Water</b>			
<b>Total</b>	\$687,000	<b>Total</b>	\$6,391	<b>Total</b>	

<b>Monthly Revenues (residential) - 3 unit(s)</b>					
<b>Apt. No.</b>	7295	<b>End of Lease</b>	Homeowner	<b>Included in Lease</b>	
<b>No. of Rooms</b>	8	<b>Effective Monthly Rent</b>		<b>Excluded in Lease</b>	
<b>No. of Bedrooms</b>	4	<b>Potential Monthly Rent</b>			
<b>No. Bath/PR</b>	2+0	<b>Features</b>			
<b>Washer/Dryer (inst.)</b>	Yes	<b>No. of Parking Spaces</b>			
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<b>Apt. No.</b>	7297	<b>End of Lease</b>	2014-06-30	<b>Included in Lease</b>	
<b>No. of Rooms</b>	4	<b>Effective Monthly Rent</b>	\$700	<b>Excluded in Lease</b>	
<b>No. of Bedrooms</b>	1	<b>Potential Monthly Rent</b>			
<b>No. Bath/PR</b>	1+0	<b>Features</b>			
<b>Washer/Dryer (inst.)</b>	Yes	<b>No. of Parking Spaces</b>			
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<b>Apt. No.</b>	7299	<b>End of Lease</b>	2014-06-30	<b>Included in Lease</b>	
<b>No. of Rooms</b>	4	<b>Effective Monthly Rent</b>	\$720	<b>Excluded in Lease</b>	
<b>No. of Bedrooms</b>	1	<b>Potential Monthly Rent</b>			
<b>No. Bath/PR</b>	1+0	<b>Features</b>			
<b>Washer/Dryer (inst.)</b>	Yes	<b>No. of Parking Spaces</b>			

<b>Effective Annual Gross Revenue (residential)</b>	\$17,040 (2013-04-01)	<b>Potential Annual Gross Revenue (residential)</b>	
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<b>Grand Total of Annual Effective Gross Revenue</b>	\$17,040	<b>Grand Total of Annual Potential Gross Revenue</b>	\$0
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<b>Features</b>			
<b>Sewage System</b>	Municipality	<b>Loading Platform</b>	
<b>Water Supply</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Foundation</b>	Poured concrete	<b>Renovations</b>	
<b>Roofing</b>	Asphalt shingles	<b>Pool</b>	
<b>Siding</b>	Brick, Stone	<b>Parking</b>	Garage (2)
<b>Dividing Floor</b>		<b>Driveway</b>	Paving stone
<b>Windows</b>	PVC	<b>Garage</b>	Built-in, Double width or more
<b>Window Type</b>	Sliding	<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Forced air	<b>Topograpy</b>	
<b>Floor Covering</b>	Ceramic, Wood	<b>Distinctive Features</b>	
<b>Basement</b>		<b>Water (access)</b>	
<b>Bathroom</b>		<b>View</b>	
<b>Washer/Dryer (installation)</b>	laundry room (1st level/Ground floor)	<b>Proximity</b>	Bicycle path, Elementary school, High school, Highway, shpoing center
<b>Fireplace-Stove</b>		<b>Environmental Study</b>	
<b>Kitchen Cabinets</b>		<b>Energy efficiency</b>	
<b>Equipment/Services</b>		<b>Occupancy</b>	

<b>Inclusions</b>	Stove, microwave, oven, dishwasher.
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<b>Exclusions</b>	
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<b>Broker - Remarks</b>	Beautiful house with rent apartments. Good location.
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<b>Seller's Declaration</b>	Yes SD-41810
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<b>Source</b>	ROYAL LEPAGE ALTITUDE, Real Estate Agency
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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



Other



Kitchen



Bedroom



Bedroom



Bedroom



Master bedroom



Ensuite bathroom



Bathroom



Master bedroom



Laundry room



Playroom