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**MLS® No. 10232578 (Sold Nb. of Days 105)**



**\$495,000**

**2068-2070 Av. Beaconsfield**  
**Côte-des-Neiges/Notre-Dame-de-Grâce (Montréal)**  
**H4A 2G6**

**Region** Montréal  
**Neighbourhood** Notre-Dame-de-Grâce  
**Near** St. Jacques  
**Body of Water** Municipality

<b>Property Type</b>	Duplex	<b>Year Built</b>	1965
<b>Property Use</b>	Residential only	<b>Expected Delivery Date</b>	
<b>Building Type</b>	Semi-detached	<b>Repossession</b>	
<b>Total Number of Floors</b>	2	<b>Trade Possible</b>	
<b>Building Size</b>	8.53 X 13.12 m	<b>Certificate of Location</b>	Yes (2012)
<b>Living Area</b>		<b>File Number</b>	
<b>Lot Size</b>	9.75 X 27.74 m	<b>Possession Date</b>	30 days PP Accepted
<b>Lot Area</b>	270.50 sqm	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Cadastre</b>	2605566	<b>Date of Sale</b>	2013-02-20
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
<b>Year</b>	2012	<b>Municipal</b>	\$5,812 (2013)	<b>Electricity</b>	
<b>Lot</b>	\$140,700	<b>School</b>	\$1,221 (2012)	<b>Oil</b>	
<b>Building</b>	\$472,000	<b>Infrastructure</b>		<b>Gas</b>	
		<b>Business Taxes</b>			
		<b>Water</b>			
<b>Total</b>	\$612,700	<b>Total</b>	\$7,033	<b>Total</b>	

Monthly Revenues (residential) - 2 unit(s)					
<b>Apt. No.</b>	2068	<b>End of Lease</b>	2013-06-30	<b>Included in Lease</b>	
<b>No. of Rooms</b>	6	<b>Effective Monthly Rent</b>	\$875	<b>Excluded in Lease</b>	
<b>No. of Bedrooms</b>	3	<b>Features</b>			
<b>No. Bath/PR</b>	1+0	<b>No. of Parking Spaces</b>			
<b>Washer/Dryer (inst.)</b>	Yes	<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>	2070	<b>End of Lease</b>	Homeowner	<b>Included in Lease</b>	
<b>No. of Rooms</b>	7	<b>Effective Monthly Rent</b>		<b>Excluded in Lease</b>	
<b>No. of Bedrooms</b>	3	<b>Potential Monthly Rent</b>	\$1,500		
<b>No. Bath/PR</b>	2+0	<b>Features</b>			
<b>Washer/Dryer (inst.)</b>	Yes	<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	18.4 X 9.9 ft		Wood	
GF	Master bedroom	15.3 X 9.9 ft		Wood	

GF	Bedroom	11.7 X 13.2 ft	Wood
GF	Bedroom	11.6 X 13.3 ft	Wood
GF	Kitchen	17.3 X 13.3 ft	Ceramic
BA1	Family room	31 X 12 ft	Ceramic
BA1	Kitchen	9.2 X 12.4 ft	Ceramic
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<b>Effective Annual Gross Revenue (residential)</b>		\$10,500 (2012-11-07)	<b>Potential Annual Gross Revenue (residential)</b> \$18,000

<b>Grand Total of Annual Effective Gross Revenue</b>	\$10,500	<b>Grand Total of Annual Potential Gross Revenue</b>	\$18,000
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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>		<b>Renovations</b>	
<b>Roofing</b>		<b>Pool</b>	
<b>Siding</b>	Brick	<b>Parking</b>	Driveway (1), Garage (1)
<b>Dividing Floor</b>		<b>Driveway</b>	
<b>Windows</b>	Aluminum	<b>Garage</b>	
<b>Window Type</b>	Sliding	<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Hot water	<b>Topography</b>	
<b>Floor Covering</b>	Ceramic, Wood	<b>Distinctive Features</b>	
<b>Basement</b>	6 feet and more, Finished basement, Outdoor entrance	<b>Water (access)</b>	
<b>Bathroom</b>		<b>View</b>	
<b>Washer/Dryer (installation)</b>		<b>Proximity</b>	CEGEP, Commuter train, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation, University
<b>Fireplace-Stove</b>	Wood fireplace	<b>Environmental Study</b>	
<b>Kitchen Cabinets</b>		<b>Energy efficiency</b>	
<b>Equipment/Services</b>		<b>Occupancy</b>	

**Inclusions**  
Existing appliances sold "as is" without warranty.

**Exclusions**

**MLS® Remarks**  
Very well maintained duplex in NDG with finish basement. Main floor has three large and bright bedrooms + closets, hard wood floors, large living room, kitchen + dining room, ceramic floor and access to backyard, full bathroom in ceramic and skylight. Basement has a large family room with wood fireplace, kitchen, bathroom, laundry room, cold room.

**Addendum**  
VERY WELL MAINTAINED;  
LARGE 5 1/2 WITH FINISH BASEMENT AND SEPARATE ENTRANCE;  
SECOND FLOOR IS RENTED, TENANTS PAYS THEIR OWN HEAT;  
THE BASEMENT CAN BE RENTED EASILY;  
THE ROOF HAS BEEN REDONE IN MARCH 2012;  
ELECTRIC GARAGE DOOR;  
CLOSE TO METRO VENDOME, QUICK ACCESS TO HIGHWAYS 15, 20;  
10 MINUTES TO DOWNTOWN BY CAR;  
BUS 90, 104;  
CLOSE TO MEGA HOSPITAL

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

**Seller's Declaration**

Yes SD-10461

**Source**

CENTURY 21 IMMO-PLUS, Real Estate Agency  
LES IMMEUBLES ANCA LTÉE, 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



Master bedroom



Master bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Kitchen



Kitchen



Dining room



Bathroom



Family room



Family room



Basement



Basement



Basement



Balcony



Balcony



Backyard



Backyard