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MLS® No. 8743065 (Active)



\$897,000

9773 Boul. LaSalle
LaSalle (Montréal)
H8R 2N9

Region Montréal
Neighbourhood
Near Dupras
Body of Water

Property Type Two or more storey
Building Type Detached
Intergenerational
Building Size 51 X 53 ft irr
Living Area
Ground Area
Lot Size 89 X 146 ft
Lot Area 8,391.00 sqft

Cadastre 1929499

Zoning

Year Built 1997
Expected Delivery Date
Seasonal
Repossession
Trade possible
Cert. of Loc. No
File Number
Possession Date 60 days PP/PR
 Accepted
Deed of Sale Signature 60 days PP/PR
 Accepted

Municipal Assessment

Year 2011
Lot \$238,500
Building \$445,900

Taxes (annual)

Municipal \$6,150 (2012)
School \$1,352 (2012)
Infrastructure
Water

Expenses/Energy (annual)

Common Exp.
Electricity
Oil
Gas

Total \$684,400 **Total** \$7,502 **Total**

Room(s) and Outdoor Feature(s)

No. of Rooms		10	No. of Bedrooms		3+2	No. of Bathrooms and Powder Rooms		2+2
Level	Room	Size	Floor Covering		Additional Information			
GF	Kitchen	20 X 14.5 ft	Wood		portes françaises Fireplace-Stove. portes françaises ensuite,walk-in balcon			
GF	Dining room	14.5 X 11.5 ft						
GF	Living room	19 X 17 ft						
GF	Den	12 X 15 ft						
2	Master bedroom	18 X 12.5 ft						
2	Bedroom	13 X 12 ft						
2	Bedroom	13 X 12.5 ft						
2	Family room	11 X ft irr						
BA1	Bedroom	13 X 12 ft						
BA1	Bedroom	13 X 12 ft						

Features

Sewage System Municipality **Rented Equip. (monthly)** Water heater - 1

Water Supply	Municipality	Renovations	
Foundation		Pool	
Roofing		Parking	Driveway (8), Garage (2)
Siding	Brick	Driveway	Asphalt
Windows		Garage	Built-in, Double width or more
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System		Topograpy	
Basement	Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)		View	Panoramic, View of the water
Fireplace-Stove	Gas fireplace	Proximity	Bicycle path, Commuter train, Highway, Hospital, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central air conditioning, Electric garage door opener	Energy efficiency	

Inclusions

Lave-vaisselle, four encastré, plaque chauffante.

Exclusions

Lit Murphy, réservoir au propane.

MLS® Remarks

Cottage de luxe détaché face au fleuve et piste cyclable, vue exceptionnelle sur le fleuve, à quelques minutes des autoroutes, à 10 minutes de l'aéroport, du centre ville et du centre Bell, grande allée circulaire, stationnement pour 8 autos dans l'allée, garage double portes, avec accès de l'intérieur, air climatisé central, 2 balcons arrière et 1 avant.

Addendum

cuisine avec porte patio donnant sur terrasse en béton
salle à manger avec portes françaises, moulure au plafond
salon avec portes françaises, foyer au gaz
chambre des maîtres avec ensuite, bain tourbillon, douche à part, walk-in
salle de séjour au 2e étage avec balcon avant face au fleuve
sous-sol fini avec 2 chambres, chambre froide, avec entrée par la cour
2 salles de bains complètes et 2 salles d'eau

Seller's Declaration

No

Source

GROUPE SUTTON-CLODEM 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.



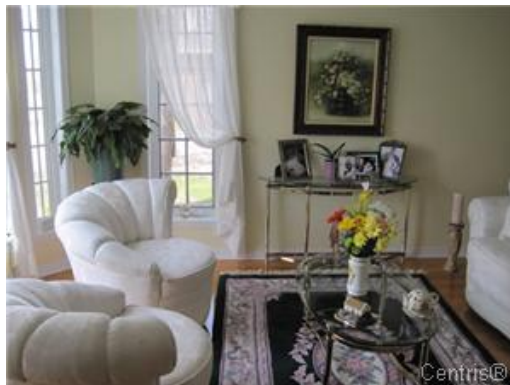
Frontage



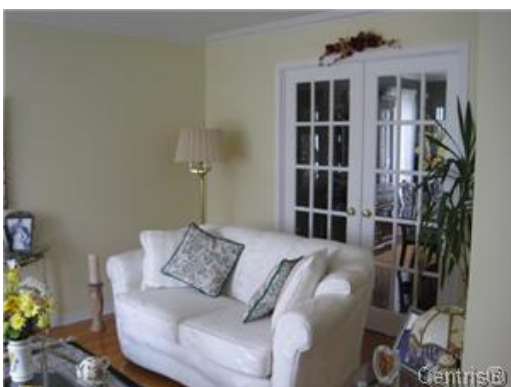
Dining room



Hall



Living room



Living room



Master bedroom



Bathroom



Other



Bedroom



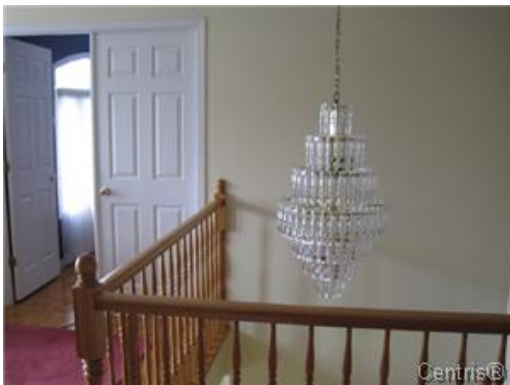
Living room



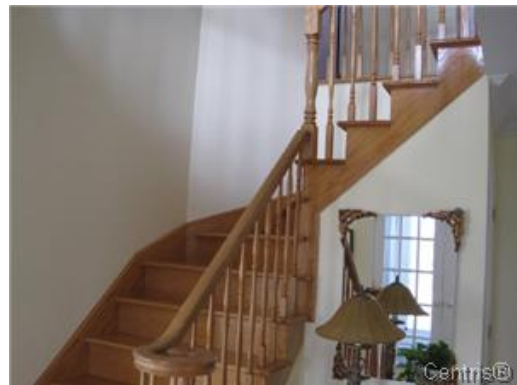
Other



Dining room



Other



Other



Frontage



Frontage