

Centris No. 24007283 (Active)



\$669,000

9920 3e Rue
 Montréal (Rivière-des-Prairies/Pointe-aux-Trembles)
 H1C 1T6

Region Montréal
 Neighbourhood Rivière-des-Prairies
 Near
 Body of Water

Property Type	Two or more storey	Year Built	2000
Building Type	Semi-detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	38 X 17 ft	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area	4,362 sqft	Cert. of Loc.	Yes (2019)
Lot Size	161 X 27 ft irr	File Number	
Lot Area	1,946 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	2234006	Deed of Sale Signature	27 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2021	Municipal	\$3,486 (2023)	Common Exp.	
Lot	\$186,400	School	\$360 (2023)	Electricity	
Building	\$360,100	Infrastructure		Oil	
		Water		Gas	
Total	\$546,500 (122.42%)	Total	\$3,846	Total	

Room(s) and Additional Space(s)					
No. of Rooms	12	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	2+2
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	15.3 X 14.7 ft	Wood		
GF	Kitchen	13.1 X 11 ft	Ceramic		
GF	Dining room	12.11 X 12.11 ft	Ceramic		
GF	Powder room	4.11 X 7.8 ft	Ceramic	Laundry Room	
2	Bedroom	15.8 X 14.11 ft	Parquetry		
2	Bedroom	13.2 X 10.7 ft	Parquetry		
2	Bedroom	9.10 X 13.3 ft	Parquetry		
2	Bathroom	9.3 X 8.9 ft	Ceramic		
3	Primary bedroom	18.9 X 13.3 ft irr	Wood		
3	Powder room	5.1 X 4.8 ft	Ceramic	ensuite	
3	Walk-in closet	18.9 X 13.3 ft	Wood		
BA1	Playroom	18 X 14.5 ft	Concrete		
BA1	Bathroom	9.4 X 5 ft	Ceramic		
Additional Space			Size		
Garage			20.5 X 14.5 ft		

Features		
Sewage System	Municipality	Rented Equip. (monthly)
Water Supply	Municipality	Renovations

Foundation		Pool	Inground
Roofing	Asphalt shingles	Parkg (total)	Driveway (2), Garage (1)
Siding	Aluminum, Brick	Driveway	Asphalt
Windows	PVC	Garage	Attached, Heated, Single width
Window Type		Carpport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	
Basement	6 feet and more, Partially finished	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	Powder room (1st level/Ground floor)	View	
Fireplace-Stove		Proximity	Commuter train, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
Kitchen Cabinets	Wood	Building's Distinctive Features	
Equipment/Services	Wall-mounted air conditioning, Air exchange system, Central vacuum cleaner system installation, Alarm system	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	

Inclusions

Central vacuum. All the other light fixtures except those marked in exclusions. The window coverings - Roll up blinds and all curtains except for in the living room and mezzanine.

Exclusions

Entrance light and dining room light. Front door lock and car tempo. All appliances and furniture. Curtains in living room and mezzanine.

Addendum

Nestled in a peaceful neighbourhood, the home offers easy access to all the essentials, including supermarkets, pharmacies, public transit, bike paths, schools, and parks. Don't miss out on the opportunity to call this stunning property home!

Many renovations:

- Kitchen fully renovated in 2019
- Mezzanine turned into primary bedroom with walk-in closet and ensuite powder room in 2021
- Bathrooms redone, floors changed/revarnished in 2019
- added a bathroom in the basement 2022
- Pavé-uni in backyard done in 2022
- Cabanon installed in 2022

**bathroom to be completed **

-all plumbing completed-toilet installed -ceramic completed in bathroom

basement to be completed

-all gypse installed

Sale with legal warranty

Seller's Declaration

Yes SD-15476

Source

ROYAL LEPAGE URBAIN, 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.