



Justin Lachapelle, Certified Residential and Commercial Real Estate Broker AEO
IMMEUBLES MTL / MTL REALTY
 Real Estate Agency
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Centris No. 17169852 (Active)



\$379,000

476 Place Blaise
Montréal (L'Île-Bizard/Sainte-Geneviève)
H9C 1Y9

Region Montréal
Neighbourhood L'Île-Bizard
Near Pierre Boileau
Body of Water

Property Type	Two or more storey	Year Built	1978
Building Type	Attached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	20 X 30.9 ft	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2021)
Lot Size	20 X 100 ft	File Number	
Lot Area	2,000 sqft	Occupancy	90 days PP/PR Accepted
Cadastre	4296157	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2021	Municipal	\$2,166 (2021)	Common Exp.	
Lot	\$57,600	School	\$243 (2021)	Electricity	
Building	\$217,400	Infrastructure		Oil	
		Water		Gas	
Total	\$275,000	Total	\$2,409	Total	

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Kitchen	10 X 7.2 ft	Wood		
GF	Dining room	13.10 X 11 ft	Wood		
GF	Living room	15 X 12.3 ft	Wood		
GF	Vestibule	4.7 X 4.6 ft	Ceramic		
2	Master bedroom	16.9 X 10.6 ft	Laminate floor		
2	Bedroom	10.9 X 8.11 ft	Laminate floor		
2	Bedroom	10 X 9 ft	Laminate floor		
2	Bathroom	8.11 X 5 ft	Ceramic		
BA1	Playroom	18.9 X 9.10 ft	Parquetry		
BA1	Workshop	19.5 X 19 ft	Concrete		Laundry

Features

Sewage System Municipality
Water Supply Municipality
Foundation Poured concrete
Roofing
Siding
Windows
Window Type
Energy/Heating Electricity
Heating System Electric baseboard units
Basement 6 feet and more, Finished basement

Bathroom
Washer/Dryer (installation) Workshop (Basement 1)
Fireplace-Stove

Kitchen Cabinets

Equipment/Services
Restrictions/Permissions

Rented Equip. (monthly)
Renovations
Pool
Parkg (total) License tag (1)
Driveway None
Garage
Carport
Lot
Topography
Distinctive Features

Water (access)
View
Proximity Daycare centre, Elementary school, Golf, Park, Public transportation

Building's Distinctive Features
Energy efficiency

Inclusions

Exclusions

Broker - Remarks

3 bedroom townhouse nestled on traffic free circle with a Mont Tremblant village feel . Updated kitchen, bathroom & powder room. No neighbors behind. No condo fees. Quick access ... only 2 minutes to the bridge. Visits: Saturday March 13th: 11:00-12:00 & 2:00-4:00. Sunday, March 14th from 12:00 to 4:00. By appointment only, at 15 minute intervals.

Addendum

Flexible occupancy.
Your own parking spot for \$11/month.
Low energy/electricity costs only \$97/month last year.
Hardwood floors on main level.
Unistone front walkway
Roof shingles replaced in 2015.

Fireplace and chimney are sold without any warranty with respect to their compliance with applicable regulations and insurance company requirements.

Sale with legal warranty

Seller's Declaration Yes SD-65833
In compliance with environmental protection laws

Source

IMMEUBLES MTL / MTL REALTY, 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



Frontage



Aerial photo



Backyard



Living room



Living room



Living room



Living room



Dining room



Dining room



Dining room



Kitchen



Kitchen



Hall



Powder room



Hall



Master bedroom



Master bedroom



Master bedroom



Bathroom



Bedroom



Bedroom



Bedroom



Bedroom