



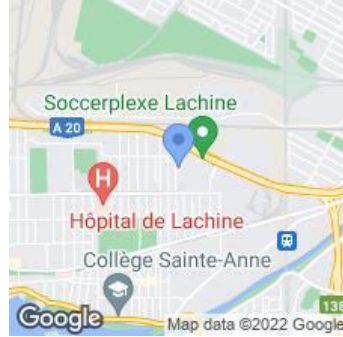
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**Centris No.** 11329740 (Active)



**\$549,000**

**776 5e Avenue  
 Montréal (Lachine)  
 H8S 2W4**

**Region** Montréal  
**Neighbourhood** East  
**Near** Provost  
**Body of Water**

<b>Property Type</b>	One-and-a-half-storey	<b>Year Built</b>	Unknown
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	25 X 34.9 ft	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2022)
<b>Lot Size</b>	75 X 75 ft	<b>File Number</b>	
<b>Lot Area</b>	5,625 sqft	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Cadastre</b>	2135111, 2135112	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2022	<b>Municipal</b>	\$2,542 (2022)	<b>Common Exp.</b>	
<b>Lot</b>	\$258,700	<b>School</b>	\$306 (2022)	<b>Electricity</b>	
<b>Building</b>	\$64,800	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$323,500	<b>Total</b>	\$2,848	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>	<b>5</b>	<b>No. of Bedrooms (above ground + basement)</b>	<b>2+0</b>	<b>No. of Bathrooms and Powder Rooms</b>	<b>1+0</b>
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
GF	Living room	14.1 X 9.7 ft	Carpet		
GF	Kitchen	13.4 X 12.6 ft	Vinyl		
GF	Bedroom	11.1 X 9.7 ft	Carpet		
GF	Bedroom	10.5 X 9.6 ft	Vinyl		
GF	Back porch	24 X 5 ft	Carpet		
GF	Bathroom	9.6 X 4.8 ft	Ceramic		
2	Attic	24.3 X 23.3 ft	Wood		
BA1	Workshop	33.9 X 24 ft	Concrete	Storage	
<b>Additional Space</b>			<b>Size</b>		
Shed			17 X 12.6 ft		

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>		<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (3)
<b>Siding</b>		<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Electric baseboard units	<b>Topography</b>	Flat
<b>Basement</b>	Unfinished, Approx 6ft	<b>Distinctive Features</b>	No rear neighbours
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Kitchen (1st level/Ground floor)	<b>View</b>	
<b>Fireplace-Stove</b>		<b>Proximity</b>	Bicycle path, Commuter train, Highway, Hospital, Park, Public transportation
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Wall-mounted heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>			

## Inclusions

Washer, dryer, all blinds

## Exclusions

## Broker - Remarks

\*\*\* OPPORTUNITY KNOCKS \*\*\* Charming well maintained brick home on 75' x 75' divisible lot. Build a second home, multiplex or dream garage! Possibilities of finishing attic & basement (6ft). Immediate occupancy. Hardwood floors under the carpets. Wall mounted heat pump 2016 (provides heat & A/C) Roof shingles 2015. Windows approx 2007. Panel box is 200 amps. Convenient back porch. Large shed. Laneway behind property. One way street. Quick access to Highway 20. Only 8km to downtown Montreal/MUHC Super Hospital. Walk to Lachine canal. See attached docs for zoning. ZONE R-326. Visits start Saturday, Oct 1st at 12:00.

## Addendum

The sale of the property includes 2 lots:  
Lot 2135112: 50ft wide (includes house)  
Lot 2135111: 25ft wide (vacant, buildable)  
(See plan)  
Lot frontages could be changed but would require a cadastral modification.

## Sale without legal warranty of quality, at the buyer's risk and peril

## Seller's Declaration

Yes SD-06593

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



Aerial photo



Frontage



Frontage



Exterior



Backyard



Back facade



Backyard





Back facade



Kitchen



Kitchen



Kitchen



Living room



Living room



Living room



Bathroom



Bathroom



Bedroom



Bedroom



Bedroom



Other



Other



Other



Other