



Residential and Commercial Real Estate Broker

**BLVD IMMOBILIER**  
 Real Estate Agency  
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Centris No. 18789060 (Active)



**\$1,195,000**

**4425 6e Avenue**  
**Montréal (Rosemont/La Petite-Patrie)**  
**H1Y 3L6**

**Region** Montréal  
**Neighbourhood** Shop Angus  
**Near**  
**Body of Water**

<b>Property Type</b>	House	<b>Year Built</b>	2002
<b>Style</b>	Two or more storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Divided	<b>Specifications</b>	
<b>Year of Conversion</b>		<b>Declaration of co-ownership</b>	
<b>Building Type</b>	Semi-detached	<b>Special Contribution</b>	
<b>Floor</b>		<b>Meeting Minutes</b>	
<b>Total Number of Floors</b>		<b>Financial Statements</b>	Yes (2022)
<b>Total Number of Units</b>		<b>Building Rules</b>	
<b>Private Portion Size</b>	38.9 X 20.2 ft	<b>Reposess./Judicial auth.</b>	No
<b>Plan Priv. Portion Area</b>	1 672.7 sqft	<b>Building insurance</b>	
<b>Building Area</b>	789.7 sqft	<b>Maintenance log</b>	
<b>Lot Size</b>		<b>Co-ownership insurance</b>	
<b>Lot Area</b>	1 752.6 sqft	<b>Contingency fund study</b>	
<b>Cadastre of Private Portion</b>	2727412	<b>Cert. of Loc. (divided part)</b>	Yes (2023)
<b>Cadastre of Common Portions</b>	2727407	<b>File Number</b>	
<b>Trade possible</b>		<b>Occupancy</b>	30 days PP/PR Accepted
<b>Zoning</b>		<b>Deed of Sale Signature</b>	30 days PP/PR Accepted

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2023	<b>Municipal</b>	\$6,807 (2023)	<b>Condo Fees (\$107/month)</b>	\$1,284
<b>Lot</b>	\$244,200	<b>School</b>	\$836 (2022)	<b>Common Exp.</b>	
<b>Building</b>	\$841,200	<b>Infrastructure</b>		<b>Electricity</b>	
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$1,085,400 (110.10%)	<b>Total</b>	\$7,643	<b>Total</b>	\$1,284

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	13	No. of Bedrooms (above ground + basement)	3+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	15.2 X 13.8 ft			
GF	Dining room	13.2 X 10.7 ft			
GF	Dinette	11.10 X 9.1 ft			

GF	Kitchen	8.10 X 8 ft	
GF	Powder room	5.6 X 4.6 ft	
2	Primary bedroom	17.11 X 12.4 ft	
2	Bedroom	11 X 9.2 ft	
2	Bedroom	15 X 8.4 ft	
2	Bathroom	11.8 X 11.8 ft irr	
BA1	Family room	14.8 X 10.9 ft	
BA1	Storage	11.1 X 6.2 ft	
BA1	Storage	6.3 X 2.6 ft	
BA1	Gym	13.3 X 8.9 ft	
BA1	Garage	17 X 10 ft	
<b>Additional Space</b>	<b>Size</b>	<b>Cadastre/Unit number</b>	<b>Description of Rights</b>
Patio	19.5 X 12.9 ft		

<b>Features</b>			
<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Siding</b>	Brick	<b>Pool</b>	Inground
<b>Windows</b>	PVC	<b>Cadastre - Parkg (incl. pr</b>	
<b>Window Type</b>	Casement, Sliding	<b>Cadastre - Parkg (excl. pr</b>	
<b>Energy/Heating</b>	Electricity	<b>Parkg (total)</b>	Garage (1)
<b>Heating System</b>	Electric baseboard units, Forced air	<b>Driveway</b>	Asphalt
<b>Basement</b>	6 feet and more, Finished basement, Outdoor entrance	<b>Garage</b>	Built-in, Heated
<b>Bathroom</b>	Separate shower	<b>Carport</b>	
<b>Washer/Dryer (installation)</b>		<b>Lot</b>	Fenced
<b>Fireplace-Stove</b>		<b>Topography</b>	Flat
<b>Kitchen Cabinets</b>		<b>Distinctive Features</b>	
<b>Restrictions/Permissions</b>		<b>Water (access)</b>	
<b>Equipment/Services</b>	Central air conditioning, Electric garage door opener, Alarm system, Central heat pump	<b>View</b>	
<b>Building's Distinctive Features</b>		<b>Proximity</b>	
<b>Energy efficiency</b>		<b>Roofing</b>	Asphalt and gravel, Asphalt shingles
<b>Mobility impaired accessible</b>			

**Inclusions**  
Wall/ceiling light fixtures, stove, fridge, dishwasher, washer, dryer, electric fireplace, exterior awnings, pool and accessories, deck furniture, outdoor carpet, planters, barbecue grill, metal sun decoration, indoor plants, entry rugs, all draperies, wooden shutters, alarm system, irrigation system

**Exclusions**

**Broker - Remarks**  
\*\*Custom designed 3-Bedroom Townhouse with Urban Elegance\*\* \*Welcome to your new home in the heart of Shop Angus. This stunning 3-bedroom townhouse offers contemporary living with all the conveniences of city life at your doorstep.\*

**Addendum**  
\*\*Key Features:\*\*  
- \*\*Spacious Interior:\*\* With over 1600 square feet this townhouse boasts a unique floor plan. The living area is perfect for entertaining, with a cozy fireplace and ample natural light.  
- \*\*Elegant All-White Kitchen: A Culinary Haven\*\*  
\*Welcome to this stunning all-white kitchen that combines timeless elegance with contemporary functionality. This culinary haven offers the perfect balance of style and practicality.\*  
\*\*Key Features:\*\*

- **Crisp White Aesthetic:** Step into a bright and inviting space that exudes freshness and purity. The pristine white cabinetry and backsplash create an open and airy atmosphere, making this kitchen a visual delight.

- **Three Bedrooms:** Upstairs, you'll find three generous bedrooms, including a master suite with cathedral ceiling . The additional bedrooms are perfect for a growing family or home office .

- **Outdoor Oasis:** Step outside to your private patio, perfect for relaxing with a morning coffee or hosting summer BBQs . It's your own urban retreat.

- **Garage Parking:** This townhouse comes with an attached garage for your convenience.

**Location:**

- Located in the vibrant Shop Angus area you're just minutes away from parks , restaurants , bike paths , and transit is at your fingertips.

**Schools:**

- L'Ecole Primaire Saint -Emile , college Maisonneuve , College Ville- Marie

**Don't miss out on this opportunity to own a beautiful 3-bedroom townhouse in one of Rosemonts most sought-after neighborhoods. Contact us today to schedule a viewing and make this your forever home.**

**Sale with legal warranty**

**Seller's Declaration**

Yes SD-27244

**Source**

BLVD IMMOBILIER, 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.