

Antoine Zabal, Affiliated real estate agent
LES IMMEUBLES MONTEC INC.
 Chartered real estate broker
 4999, STE-CATHERINE OUEST
 WESMOUNT (QC) H3Z 1T3

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\$1,650,000

352-354 Av. Elm, Westmount, H3Z 1Z5 (SHERBROOKE, WEST)

MLS® No. 1333185 (Active)

Seller's Declaration

Yes

Property Type	Triplex	Possession	LEASES
Building Type	Detached	Deed of Sale Signature	
Property Use		Lot Eval.	\$462,000
Year Built	Unknown	Building Eval.	\$659,400
Building Size		Mun. Taxes	\$10,989 (2008)
Living Area		School Taxes	\$2,693 (2008)
Lot Size	49 X 110 ft	Pot. and Eff. Ann. Gross Rev.	\$75,600
Lot Area	5,497.00 sqft	Annual Taxes and Expenses	\$13,682
Cert. of Location	Yes (2007)	Pot. and Eff. Ann. Net Rev.	\$61,918
Body of Water			



Rooms	7	Bedrooms	2	Bathrooms and Powder Rooms	2+0
Level		Room		Size	Floor Covering
2		Living room		15.9 X 15.7 ft irr	Wood
2		Dining room		16.5 X 15.2 ft irr	Wood
2		Boudoir		13.10 X 11 ft irr	Wood
2		Kitchen		12.6 X 10 ft irr	Ceramic
2		Dinette		10.9 X 8.6 ft	Ceramic
2		Master bedroom		12.9 X 11.9 ft irr	Wood
2		Bedroom		12 X 10.2 ft irr	Wood
2		Bathroom			
2		Other			



Inclusions
 3 refrigerators, 3 stoves, 3 dishwashers, 2 washers, 2 dryers.

Exclusions



Sewage System	Municipality	Heating System	Electric baseboard units	Equip./Serv.	
Water Supply	Municipality	Water (access)			
Pool					
Parking	Garage (2)	Fireplace-Stove	Yes	Renovations	

Very unique detached building in the heart of Westmount, Greene Avenue area. Most desirable location. Presently 3 apartments, could be reconverted into a magnificent single family home with street level office or intergeneration apartment. For occupancy, see listing agent.

- 400 amp electrical entry;
- 3 separate meters;
- New wiring;
- Turn and tilt windows european model;
- Copper plumbing throughout;
- Roof part slate, part tar and gravel (8 years);
- Copper flashing;
- 3 garages;
- 2 parking spaces leased at \$85.00 per month (no lease);
- Basement laundry room is common to all 3 apartments;

Source: GROUPE SUTTON CENTRE OUEST INC, Chartered real estate broker

Prepared by Antoine Zabal, Affiliated real estate agent on 2008-11-14 at 11:55 am



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