



Jonathan Saveriano, Residential and Commercial Real Estate Broker
GROUPE SUTTON - CENTRE OUEST INC.
 Real Estate Agency
 245, av. Victoria #20
 Westmount (QC) H3Z 2M6
<https://cscimmo.com>

514-486-5283 / 514-933-5800
 Fax : 514-933-2299
jonathan@cscimmo.com



Centris No. 9124779 (Active)



\$999,000

440-442 Av. Wolseley N.
Montréal-Ouest
H4X 1W3

Region Montréal

Neighbourhood

Near

Body of Water

Property Type	Duplex	Year Built	1958
Property Use	Residential only	Lot Assessment	\$392,500
Building Type	Semi-detached	Building Assessment	\$334,900
Total Number of Floors		Total Assessment	\$727,400 (137.34%)
Building Size	33.7 X 44.5 ft irr	Expected Delivery Date	
Living Area		Reposess./Judicial auth.	No
Building Area		Trade possible	
Lot Size	47 X 81.3 ft	Certificate of Location	Yes (2024)
Lot Area	3,823.34 sqft	File Number	
Cadastre	1291622	Occupancy	45 days PP Accepted
Zoning	Residential	Deed of Sale Signature	45 days PP Accepted

Monthly Revenues (residential) - 2 unit(s)

Apt. No.	440	End of Lease	Owner-occupant	Included in Lease
No. of Rooms	10	Monthly Rent		
No. of Bedrooms (al4)		Rental Value	\$2,500	Excluded in Lease
No. Bath/PR	2+1	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	26.2 X 15.10 ft	Wood	
GF	Dining room	8.10 X 8.7 ft	Ceramic	
GF	Kitchen	9.4 X 9.3 ft	Ceramic	
GF	Primary bedroom	16.4 X 10.9 ft	Wood	
GF	Powder room	6.11 X 3.11 ft	Ceramic	
GF	Bedroom	15.7 X 9.5 ft irr	Wood	
GF	Bedroom	13 X 10.3 ft	Wood	
GF	Bathroom	7.3 X 4.11 ft	Ceramic	
BA1	Family room	18 X 17.4 ft irr	Laminate floor	
BA1	Kitchen	10.1 X 7.7 ft	Ceramic	
BA1	Bedroom	13.4 X 9.2 ft irr	Laminate floor	
BA1	Bathroom	9.6 X 6.2 ft irr	Flexible floor coverings	
BA1	Laundry room	11.9 X 10.2 ft	Concrete	
Additional Space			Size	
Patio			13.10 X 4.11 ft	
Garage			21 X 18.4 ft	

Apt. No.	442	End of Lease	2025-06-30	Included in Lease
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No. of Rooms	6	Monthly Rent	\$900	
No. of Bedrooms (all)	3	Rental Value		Excluded in Lease
No. Bath/PR	1+1	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		
Annual Potential Gross Revenue		\$40,800 (2024-10-02)		

Features				
Sewage System	Municipality	Loading Platform		
Water Supply	Municipality	Rented Equip. (monthly)		
Foundation	Poured concrete	Renovations	Roof covering - 2020 (\$6,841), Miscellaneous renovations to upstairs apartment - 2024 (\$12,914)	
Roofing		Pool		
Siding		Parkg (total)	Driveway (1), Garage (2)	
Dividing Floor		Driveway	Asphalt	
Windows		Garage	Built-in, Double width or more	
Window Type	Casement	Carport		
Energy/Heating	Electricity	Lot		
Heating System	Electric baseboard units	Topography		
Floor Covering	Wood	Distinctive Features		
Basement	6 feet and more, Finished basement	Water (access)		
Bathroom		View		
Washer/Dryer (installation)	utility room (Basement 1)	Proximity	Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation	
Fireplace-Stove		Environmental Study		
Kitchen Cabinets	Wood	Energy efficiency		
Property/Unit Amenity	Wall-mounted heat pump	Occupancy	Single	
Building Amenity				
Mobility impaired accessible				

Inclusions
#440: stove, dishwasher, fridge, washer, dryer, hot water tanks, all light fixtures, electric garage door opener with remote.
#442: stove, fridge, washer, dryer, all light fixtures.

Exclusions
All personal effects of tenant in #442.

Remarks
This mid-century modern duplex is truly one of a kind! The quality of this exceptional, immaculately maintained duplex is evident throughout. The open concept, spacious main floor features high-end finishes, 13-foot-wide windows, recently refinished hardwood floors, 3 large bedrooms, a brand new bathroom, and a powder room ensuite off the primary bedroom. The basement offers high ceilings, a second kitchen, and a bathroom, making it an ideal in-law suite. This property also boasts a 2-car garage, private backyard, and many updates (roof 2020, high quality casement windows and much more). It is located on a very quiet street.

Addendum
- INTERIOR -
1st Floor:
* Mid-century modern open concept with massive windows making it exceptionally bright
* Recently refinished hardwood flooring throughout
* LED potlights in living room / kitchen
* Newly renovated bathroom with unique 2 storey skylight, letting in natural light

- * Massive master bedroom with ensuite powder room
- * Kitchen with high quality real wood cabinet doors

Basement:

- * Recently installed laminate flooring
- * Kitchen with oak cabinetry
- * High ceilings (7'9")
- * Large windows make the space feel unlike a basement
- * Closed bedroom
- * Bathroom

- EXTERIOR & TECHNICAL -

- * Roof recovered in 2020
- * Unique and timeless mid-century modern design. With some painting, the exterior will look like a modern new construction.
- * Most electrical / plumbing updated
- * Double garage
- * Hedges along the backyard make it very private
- * Wall mounted thermopump (#440)
- * 2nd level apartment (#442) is well-maintained and currently rented by a high quality, long-term tenant

- LOCATION -

- * Welcome to Montreal West! This idyllic community is often referred to by its residents as, a small town in the heart of a big city - offering both the convenience of a city and the charm of a small town .
- * This home is located steps away from family-friendly Strathearn Park, as well from Edinburgh school
- * Quiet street with easy access to Côte St-Luc Road & Westminster

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

Seller's Declaration

Yes SD-19494

Source

GROUPE SUTTON - CENTRE OUEST INC., 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.

Financial Summary

440-442 Av. Wolseley N. Montréal-Ouest H4X 1W3

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Exterior



Living room



Living room



Living room



Dining room



Dining room



Kitchen



Bathroom



Primary bedroom



Primary bedroom



Powder room



Bedroom



Bedroom



Hall



Bedroom



Bedroom



Hall



Basement



Basement



Basement



Basement



Basement



Basement



Basement