

Centris No. 17305416 (Active)



\$599,990

**133-135 Rue Smith
 Montréal (LaSalle)
 H8R 1W4**

Region Montréal
Neighbourhood
Near Lafleur/Clément
Body of Water

Property Type	Two or more storey	Year Built	1948
Building Type	Detached	Expected Delivery Date	
Intergenerational	Yes	Seasonal	
Building Size	28.7 X 36.9 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2007)
Lot Size	40 X 197.6 ft irr	File Number	
Lot Area	7,761.85 sqft	Occupancy	63 days PP/PR Accepted
Cadastre	1930850	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$4,040 (2023)	Common Exp.	
Lot	\$180,000	School	\$489 (2022)	Electricity	\$3,534
Building	\$493,200	Infrastructure		Oil	
		Water		Gas	
Total	\$673,200 (89.13%)	Total	\$4,529	Total	\$3,534

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms (above ground + basement)	6+1	No. of Bathrooms and Powder Rooms	3+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	24 X 11 ft	Wood		
GF	Dining room	13.6 X 11.6 ft	Wood		
GF	Kitchen	21 X 12 ft	Tiles		
2	Mezzanine	18 X 9.6 ft	Parquetry		
2	Primary bedroom	23 X 16 ft	Parquetry	Porch	
2	Bedroom	12 X 10 ft	Parquetry		
2	Bedroom	13.6 X 11 ft	Parquetry	Porch	
BA1	Read property descriptor	85 X 24.6 ft irr	Unfinished	Separate entrance	

Room(s) and Additional Space(s) - Intergenerational

No. of Rooms	1	No. of Bedrooms (above ground + basement)	0+1	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
BA1	Family room	3.3 X 3.3 ft irr		Read property description	

Additional revenues

Apt. No.	135	End of Lease	No lease	Included in Lease	
No. of Rooms	1	Monthly Rent		Excluded in Lease	Partially furnished
No. of Bedrooms	1	Rental value			
No. Bath/PR	1+0	Feature			

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation		Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (6)
Siding		Driveway	Asphalt
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units, Forced air	Topography	
Basement	6 feet and more, Outdoor entrance, Unfinished	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove		Proximity	Bicycle path, CEGEP, Daycare centre, Elementary school, High school, Highway, Hospital, Metro, Park, Public transportation, University
Kitchen Cabinets		Building's Distinctive Features	Intergenerational - Basement
Equipment/Services		Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	

Inclusions

Fridge, stove, microwave, dishwasher, deep freezer in basement, armoire in main floor bathroom, kitchen island.

Exclusions

washer, dryer, 1 hot water heater (2017-rented through hydro-solutions \$15.50/month)

Broker - Remarks

At the owners request visits will start on Sunday March 19 at 14h, open house and not before. Sellers request that all offers need to be open for a minimum of 48 hours in order to contact 2nd seller in AB.

Addendum

When opportunity knocks! The home is zoned as a duplex but currently used as a single-family residence...

Welcome to 135 Smith!

This property sits on over 7000 sq foot of land with a big back yard, a large driveway and ample space to park many vehicles. Proximity to downtown, shops, public transportation and much more allows for so many interesting options.

Property could easily be converted back into a duplex allowing you to live in the comfort of a beautiful home, while generating a supplementary income to help cover costs. A private side door with direct access to the basement was used by current

owners as an intergenerational.

In 2007 the top floor was configured as a separate apartment. The current owners reconfigured the property for their own use in its present state. A copy of the approved permits are in the sellers possession and available on request.

To be noted, basement is not finished. There's access from inside the home, directly to the basement. This could be closed for privacy purpose using the separate side entrance to access the basement solely.

Current owners had future plans to do this but now it's up to you to decide! What meets your needs? Is it an inter-generational for mom and dad? A space for an au-pair? Or do you want a basement for the entire family to enjoy with a bedroom, full bath, playroom, bar and/or kitchen? It's your choice!

Come see for yourself!

Sale with legal warranty

Seller's Declaration

Yes SD-16922

Source

IMMEUBLES DEAKIN 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



Living room



Hall



Family room



Family room



Dining room



Interior



Kitchen



Kitchen



Kitchen



Interior



Kitchen



Bathroom



Laundry room



Staircase



Mezzanine



Hall



Primary bedroom



Primary bedroom



Hall



Bedroom



Bedroom



Bathroom