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Centris No. 21506738 (Active)



\$599,000

1761 Rue St-Antoine
Montréal (Lachine)
H8S 1V1

Region Montréal
Neighbourhood East
Near 17th Ave
Body of Water

Property Type	Two or more storey	Year Built	1910
Building Type	Attached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	16.6 X 28.11 ft irr	Reposess./Judicial auth.	No
Living Area	1,100 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2020)
Lot Size	16.6 X 96 ft irr	File Number	
Lot Area	1,557.54 sqft	Occupancy	2024-08-01
Cadastre	1246960, 5829597, 5829598	Deed of Sale Signature	2024-07-29
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$2,344 (2024)	Common Exp.	
Lot	\$118,300	School	\$264 (2023)	Electricity	\$2,045
Building	\$261,700	Infrastructure		Oil	
		Water		Gas	
Total	\$380,000 (162.89%)	Total	\$2,608	Total	\$2,045

Room(s) and Additional Space(s)					
No. of Rooms	5	No. of Bedrooms (above ground + basement)	2+0	No. of Bathrooms and Powder Rooms	2+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	11.6 X 12.6 ft	Wood		
GF	Dining room	13 X 14.6 ft	Wood		
GF	Kitchen	9 X 15 ft	Wood		
2	Primary bedroom	11.6 X 13 ft	Wood	+ ensuite	
2	Bedroom	9.6 X 12 ft	Wood		

Features			
Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Stone	Pool	
Roofing	Asphalt shingles, Elastomeric membrane	Parkg (total)	Driveway (2)
Siding	Brick	Driveway	
Windows		Garage	

Window Type		Carport	
Energy/Heating	Electricity	Lot	Fenced
Heating System	Electric baseboard units	Topography	
Basement	Crawl space	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	Kitchen (1st level/Ground floor)	View	
Fireplace-Stove		Proximity	Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Wall-mounted heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions
fridge, stove, dishwasher, light fixtures & window coverings

Exclusions
washer & dryer

Remarks
Turn key centennial row cottage with magnificent character offering two bedrooms , two full bathrooms, and two parking spaces. This home has been tastefully renovated with quality materials while retaining the home's original charm and beautiful architectural details. Ideally located only 10 minutes from downtown Montreal. Close to the vibrant Lachine canal, parks, Lachine hospital, public transit, schools and highway 20 & 13.

Addendum
This classic brick beauty's front porch will charm you at first glance! Enter to enclosed vestibule area with front closet.

The main floor living area has 9' ceilings while remaining warm & inviting with living room open to the large dining room. The dining room is the heart of the home, featuring detailed mouldings and a stunning wood staircase. This space allows for large gatherings with friends and family. Original hardwood flooring throughout the home was preserved to maintain the home's turn of the century style.

Sparkling new white kitchen with quartz counters, refurbished original wood floors, cozy banquette and door to the intimate backyard -- exceptional for entertaining.

The second floor features a zen primary bedroom with a new ensuite bathroom. Good sized second bedroom and bathroom.

Truly the ideal home for young professionals or a retired couple looking for a move -in ready home.

Renovations include:

- Creation of ensuite bathroom with heated floor
- New kitchen
- New windows on second floor
- Installation of two wall mount heat pumps
- New outdoor fence
- Guest bathroom: new exhaust fan
- Professional removal of vermiculite insulation. Attic re-insulated with cellulose.
- Plumbing: replacement of defective portions of cast iron main drain, installation of new clean-out access, new PEX lines connected to existing copper plumbing
- Giant 60 gallon hot water tank
- Electrical: new main electrical entry, new 200amp panel, all electrical rewired throughout the house as required
- Crawlspace: Previous two windows condemned with installation of new insulation and vapour barrier
- Kitchen details: structural engineer inspection to modify passageway into the kitchen, installation of engineered beam with posts, installation of fire-rated insulation at mitoyen wall in kitchen area, exterior facing surfaces insulated with urethane,

range hood & dryer vent

Sale with legal warranty of quality

Seller's Declaration

Yes SD-14498

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.