

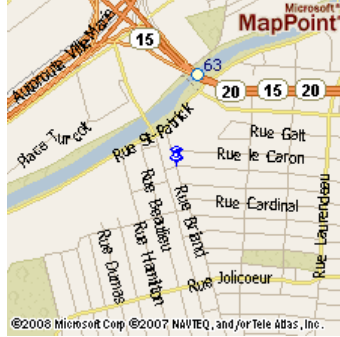


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MLS® No. 1470171 (Active)



\$229,900

**2255-2259 Rue de Villiers
 Le Sud-Ouest (Montréal)
 H4E 1L4**

Region Montréal
Neighbourhood Saint-Paul/Émard
Near Briand
Body of Water

Property Type	Triplex	Year Built	1910
Property Use		Expected Delivery Date	
Building Type	Attached	Repossession	Yes
Total Number of Floors		Trade Possible	
Building Size		Cert. of Loc. (divided part)	No
Living Area		File Number	66023 9735 35 4135
Lot Size	25 X 80 ft	Possession Date	baux
Lot Area	2,000.00 sqft	Deed of Sale Signature	
Cadastre	1244311		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2008	Municipal	\$2,465 (2008)	Electricity	
Lot	\$46,500	School	\$545 (2008)	Oil	
Building	\$203,600	Infrastructure		Gas	
		Business Taxes			
		Water			
Total	\$250,100	Total	\$3,010	Total	

Monthly Revenues (residential) - 3 unit(s)				
Apt. No.		End of Lease	No lease	Included in Lease
No. of Rooms	5	Effective Monthly Rent		
No. of Bedrooms	3	Potential Monthly Rent	\$750	Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		
Level	Room	Size	Floor Covering	Additional Information
GF	Kitchen	11 X 14 ft	Wood	LAV/SECHEUSE
GF	Master bedroom	11.6 X 12.11 ft	Wood	
GF	Bedroom	11 X 9.5 ft	Wood	
GF	Bedroom	11.6 X 9.4 ft	Wood	
GF	Living room	28 X 8 ft	Wood	DOUBLE
Apt. No.		End of Lease	No lease	Included in Lease
No. of Rooms	5	Effective Monthly Rent		
No. of Bedrooms	3	Potential Monthly Rent	\$325	Excluded in Lease

No. Bath/PR	0+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		
<hr/>				
Apt. No.		End of Lease	Vacant	Included in Lease
No. of Rooms	5	Effective Monthly Rent		
No. of Bedrooms	3	Potential Monthly Rent		Excluded in Lease
No. Bath/PR	0+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		
<hr/>				
Effective Annual Gross Revenue (residential)		Potential Annual Gross Revenue (residential)		\$12,900

Grand Total of Annual Effective Gross Revenue		Grand Total of Annual Potential Gross Revenue		\$12,900
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Features		
Sewage System	Municipality	Loading Platform
Water Supply	Municipality	Rented Equip. (monthly) Water heater - 0
Foundation		Renovations
Roofing		Pool
Siding	Brick	Parking
Dividing Floor		Driveway
Windows		Garage
Window Type		Carport
Energy/Heating		Lot
Heating System		Topograpy
Floor Covering		Distinctive Features
Basement		Water (access)
Bathroom		View
Washer/Dryer (installation)		Proximity
Fireplace-Stove		Environmental Study
Kitchen Cabinets		
Equipment/Services		

Inclusions

Exclusions

MLS® Remarks
REPRISE DE FINANCE
VENDU SANS GARANTIE LEGALE TOUTE OFFRE D,ACHAT
DEVRA ETRE ACCOMPAGNE DE L'ANNEXE DE LA BANQUE

Seller's Declaration	No
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Frontage



Other



Other



Bedroom



Kitchen



Bedroom



Kitchen

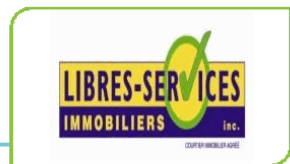


Exterior

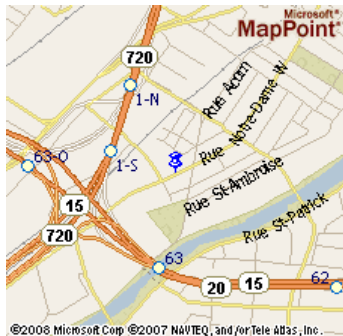


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MLS® No. 1478819 (Active)



\$159,900

**5302-5304 Rue Notre-Dame O.
 Le Sud-Ouest (Montréal)
 H4C 1T5**

Region Montréal
Neighbourhood Saint-Henri/Petite Bourgogne
Near Carillon
Body of Water

Property Type	Duplex	Year Built	Unknown
Property Use		Expected Delivery Date	
Building Type	Attached	Repossession	Yes
Total Number of Floors		Trade Possible	
Building Size	20 X 52 ft irr	Cert. of Loc. (divided part)	No
Living Area		File Number	
Lot Size	20 X 80 ft	Possession Date	sel baux
Lot Area	1,600.00 sqft	Deed of Sale Signature	
Cadastre	1968-12		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2007	Municipal	\$1,227 (2008)	Electricity	
Lot	\$33,400	School	\$257 (2009)	Oil	
Building	\$91,000	Infrastructure		Gas	
		Business Taxes			
		Water			
Total	\$124,400	Total	\$1,484	Total	

Monthly Revenues (residential) - 2 unit(s)					
Apt. No.	5304	End of Lease	Vacant	Included in Lease	
No. of Rooms	5	Effective Monthly Rent		Excluded in Lease	
No. of Bedrooms	3	Potential Monthly Rent	\$610		
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			

Apt. No.	5302	End of Lease	2009-06-30	Included in Lease	
No. of Rooms	5	Effective Monthly Rent	\$650	Excluded in Lease	
No. of Bedrooms	3	Potential Monthly Rent			
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			

Effective Annual Gross Revenue (residential)		\$7,800	Potential Annual Gross Revenue (residential)	\$7,320	
		(2008-07-01)			

Grand Total of Annual Effective Gross Revenue

\$7,800

Grand Total of Annual Potential Gross Revenue

\$7,320

Features

Sewage System

Municipality

Water Supply

Municipality

Foundation

Roofing

Siding

Brick

Dividing Floor

Windows

Window Type

Energy/Heating

Electricity

Heating System

Electric baseboard units

Floor Covering

Basement

Bathroom

Washer/Dryer (installation)

Fireplace-Stove

Kitchen Cabinets

Equipment/Services

Loading Platform

Rented Equip. (monthly) Water heater - 0

Renovations

Pool

Parking

Driveway (2)

Driveway

Paved

Garage

Carport

Lot

Topography

Distinctive Features

Water (access)

View

Proximity

Environmental Study

Inclusions

Exclusions

MLS® Remarks

Bon duplex, près du métro, des écoles, du canal Lachine, piste cyclable, marché Atwater, fenêtres changées +/-10 ans.
Les 2 logements sont loués. Stationnement à l'arrière.à *** vendu sans garantie légale ***

Seller's Declaration

No





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MLS® No. 1482475 (Active)



\$149,000

**5328-5330 Rue Notre-Dame O.
 Le Sud-Ouest (Montréal)
 H4C 1T5**

Region Montréal
Neighbourhood Saint-Henri/Petite Bourgogne
Near
Body of Water

Property Type	Duplex	Year Built	Unknown
Property Use		Expected Delivery Date	
Building Type	Attached	Repossession	Yes
Total Number of Floors		Trade Possible	
Building Size	23 X 45 ft	Cert. of Loc. (divided part)	No
Living Area	1,035.00 sqft	File Number	
Lot Size	23 X 70 ft	Possession Date	baux
Lot Area	1,610.00 sqft	Deed of Sale Signature	
Cadastre	10-1698-17-R		
Zoning			

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2008	Municipal	Not issued	Electricity	
Lot	\$33,400	School	Not issued	Oil	
Building	\$132,600	Infrastructure		Gas	
		Business Taxes			
		Water			
Total	\$166,000	Total	Not issued	Total	

Monthly Revenues (residential) - 2 unit(s)					
Apt. No.		End of Lease	Month	Included in Lease	
No. of Rooms	5	Effective Monthly Rent			
No. of Bedrooms	2	Potential Monthly Rent	\$500	Excluded in Lease	
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			

Apt. No.		End of Lease	Month	Included in Lease	
No. of Rooms	5	Effective Monthly Rent			
No. of Bedrooms	2	Potential Monthly Rent	\$500	Excluded in Lease	
No. Bath/PR	0+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			

Effective Annual Gross Revenue (residential)			Potential Annual Gross Revenue (residential)		\$12,000

Grand Total of Annual Effective Gross Revenue

Grand Total of Annual Potential Gross Revenue

\$12,000

Features

Sewage System	Municipality	Loading Platform
Water Supply	Municipality	Rented Equip. (monthly) Water heater - 0
Foundation		Renovations
Roofing		Pool
Siding	Brick	Parking
Dividing Floor		Driveway
Windows		Garage
Window Type		Carport
Energy/Heating	Electricity	Lot
Heating System	Electric baseboard units	Topograpy
Floor Covering		Distinctive Features
Basement		Water (access)
Bathroom		View
Washer/Dryer (installation)		Proximity
Fireplace-Stove		Environmental Study
Kitchen Cabinets		
Equipment/Services		

Inclusions

Exclusions

MLS® Remarks

REPRISE DE FINANCE....Vente sous contrôle de justice, 2 x 5.5., locataires au mois , toutes informations et mesures seront à vérifier par l'acheteur. Addenda...

Addendum

Vente sous contrôle de justice...Offres sur les formulaires de l'ACAIQ.

TOUTE présentation d'offre d'achat devra être accompagné d'un chèque de dépôt équivalent à 10% du montant de l'offre d'achat initial. Ce chèque devra être visé et fait au nom de: Paquette et associés in trust , huissiers de justice

Le certificat de localisation sera aux frais de l'acheteur.

Seller's Declaration

No



Frontage

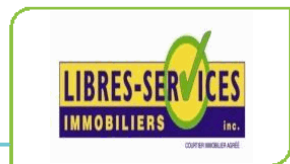


Frontage

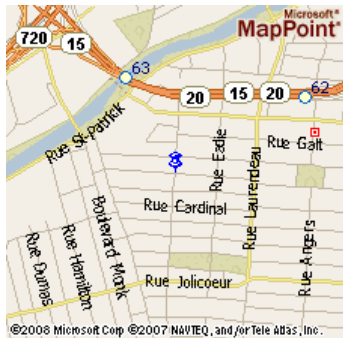


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MLS® No. 1491926 (Active)



\$174,900

**2286-2288 Rue de Villiers
 Le Sud-Ouest (Montréal)
 H4E 1L5**

Region Montréal
Neighbourhood Saint-Paul/Émard
Near monks
Body of Water

Property Type	Duplex	Year Built	Unknown
Property Use		Expected Delivery Date	
Building Type	Attached	Repossession	Yes
Total Number of Floors		Trade Possible	
Building Size		Cert. of Loc. (divided part)	No
Living Area		File Number	
Lot Size		Possession Date	30 days PP Accepted
Lot Area		Deed of Sale Signature	
Cadastre	1243976		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year		Municipal	Not issued	Electricity	
Lot		School	Not issued	Oil	
Building		Infrastructure		Gas	
		Business Taxes			
		Water			
Total	Not issued	Total	Not issued	Total	

Monthly Revenues (residential) - 2 unit(s)					
Apt. No.		End of Lease	Vacant	Included in Lease	
No. of Rooms	1	Effective Monthly Rent		Excluded in Lease	
No. of Bedrooms	1	Potential Monthly Rent			
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			
<hr/>					
Apt. No.		End of Lease	Vacant	Included in Lease	
No. of Rooms	1	Effective Monthly Rent		Excluded in Lease	
No. of Bedrooms	1	Potential Monthly Rent			
No. Bath/PR	0+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			
<hr/>					
Effective Annual Gross Revenue (residential)			Potential Annual Gross Revenue (residential)		

Grand Total of Annual Effective Gross Revenue

Grand Total of Annual Potential Gross Revenue

\$0

Features

Sewage System	Municipality	Loading Platform
Water Supply	Municipality	Rented Equip. (monthly) Water heater - 0
Foundation		Renovations
Roofing		Pool
Siding	Brick	Parking
Dividing Floor		Driveway
Windows		Garage
Window Type		Carport
Energy/Heating		Lot
Heating System		Topograpy
Floor Covering		Distinctive Features
Basement		Water (access)
Bathroom		View
Washer/Dryer (installation)		Proximity
Fireplace-Stove		Environmental Study
Kitchen Cabinets		
Equipment/Services		

Inclusions

Exclusions

Addendum

Duplex en rangé avec cour cloturée. Les deux logements sont vacants. Vendu sans aucune garantie légale de qualité, aux risque et périls de l'acheteur. Aucune visite intérieur avant le 15 octobre 2008
L'offre doit-etre remis a l'agent inscripteur, ouvert minimum 5 jours

Seller's Declaration

No





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MLS® No. 8048960 (Active)



\$169,000

**5280-5282 Rue Notre-Dame O.
 Le Sud-Ouest (Montréal)
 H4C 1T5**

Region Montréal
Neighbourhood Saint-Henri/Petite Bourgogne
Near
Body of Water

Property Type	Duplex	Year Built	Unknown
Property Use	Residential only	Expected Delivery Date	
Building Type	Attached	Repossession	Yes
Total Number of Floors	2	Trade Possible	
Building Size		Cert. of Loc. (divided part)	No
Living Area		File Number	
Lot Size		Possession Date	30 days PP Accepted
Lot Area		Deed of Sale Signature	30 days PP/PR Accepted
Cadastre	PAROISSE DE MONTREAL 1698		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2008	Municipal	Not issued	Electricity	
Lot	\$33,400	School	Not issued	Oil	
Building	\$107,200	Infrastructure		Gas	
		Business Taxes	Not issued		
		Water	Not issued		
		Other taxes			
Total	\$140,600	Total	Not issued	Total	

Monthly Revenues (residential) - 3 unit(s)				
Apt. No.	1	End of Lease	Vacant	Included in Lease
No. of Rooms	4	Effective Monthly Rent		
No. of Bedrooms	2	Potential Monthly Rent	\$650	Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)		No. of Parking Spaces		
Type		Total Number of Units		Tot. Pot. Monthly Rev.
4 1/2		2		\$650
Effective Annual Gross Revenue (residential)			\$0	Potential Annual Gross Revenue (residential)
				\$15,600
Grand Total of Annual Effective Gross Revenue			\$0	Grand Total of Annual Potential Gross Revenue
				\$15,600

Features

Sewage System	Municipality	Loading Platform
Water Supply	Municipality	Rented Equip. (monthly)
Foundation		Renovations
Roofing		Pool
Siding	Brick	Parking
Dividing Floor		Driveway
Windows		Garage
Window Type		Carport
Energy/Heating		Lot
Heating System		Topograpy
Floor Covering		Distinctive Features
Basement		Water (access)
Bathroom		View
Washer/Dryer (installation)		Proximity
Fireplace-Stove		Environmental Study
Kitchen Cabinets		
Equipment/Services		

Inclusions

Exclusions

MLS® Remarks

REPRISE DE FINANCESVENTE SANS GARANTIE LEGALE AUX RISQUES ET PÉRILS DE L'ACHETEUR***LE VENDEUR NE FOURNIRA QUE LES TITRES EN SA POSSESSION***PRÉVOIR UN DELAI DE 5 JOURS POUR LES OFFRES D'ACHAT***DUPLEX VACANT***

Seller's Declaration

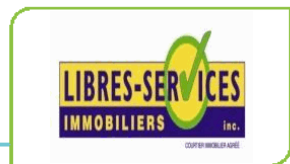
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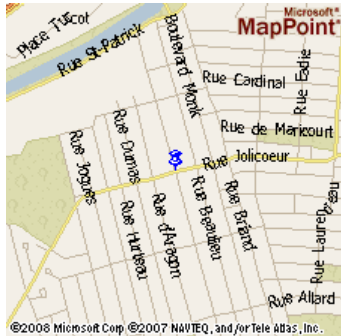


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MLS® No. 8049214 (Active)



\$159,000

**5942-5944 Rue Hamilton
 Le Sud-Ouest (Montréal)
 H4E 3C3**

Region Montréal
Neighbourhood Saint-Paul/Émard
Near Jolicoeur
Body of Water

Property Type	Duplex	Year Built	1910
Property Use	Residential only	Expected Delivery Date	
Building Type	Attached	Repossession	Yes
Total Number of Floors		Trade Possible	
Building Size	20 X 30 ft	Cert. of Loc. (divided part)	No
Living Area	600.00 sqft	File Number	
Lot Size	20 X 113 ft	Possession Date	According to the Lease
Lot Area	2,264.00 sqft	Deed of Sale Signature	30 days PP/PR Accepted
Québec Cadastre	1242739		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2009	Municipal	Not issued	Electricity	
Lot	\$53,000	School	Not issued	Oil	
Building	\$84,100	Infrastructure		Gas	
		Business Taxes			
		Water			
Total	\$137,100	Total	Not issued	Total	

Monthly Revenues (residential) - 1 unit(s)					
Apt. No.	5942	End of Lease	2009-06-30	Included in Lease	
No. of Rooms	4	Effective Monthly Rent	\$550		
No. of Bedrooms	2	Potential Monthly Rent		Excluded in Lease	
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)		No. of Parking Spaces			
Level	Room	Size	Floor Covering	Additional Information	
GF	Master bedroom	16.4 X 10.5 ft	Ceramic		
GF	Bedroom	9.5 X 9.5 ft	Ceramic		
GF	Dining room	9 X 10.5 ft	Ceramic		
GF	Kitchen	5.5 X 9.5 ft	Ceramic		
GF	Laundry room	5.5 X 9.5 ft	Ceramic		
Effective Annual Gross Revenue (residential)		\$6,600 (2008-10-10)	Potential Annual Gross Revenue (residential)		

Grand Total of Annual Effective Gross Revenue	\$6,600	Grand Total of Annual Potential Gross Revenue	\$0
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Features			
Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rented Equip. (monthly)	
Foundation		Renovations	
Roofing		Pool	
Siding	Brick	Parking	
Dividing Floor		Driveway	
Windows		Garage	
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System		Topograpy	
Floor Covering		Distinctive Features	
Basement		Water (access)	
Bathroom		View	
Washer/Dryer (installation)		Proximity	
Fireplace-Stove		Environmental Study	
Kitchen Cabinets			
Equipment/Services			

Inclusions

Exclusions

MLS® Remarks
Vente sous contrôle de justice, 2 x 4.5 loués jusqu'en 2009...Préavis de 24 hrs pour les visites....Détails à suivre....Voir addenda pour procédure...Toutes mesures et informations à vérifier par l'acheteur...

Addendum
Toute offre d'achat devra avoir un délai de réponse d'au moins 5 jours ouvrables...Toute offre d'achat devra être rédigée sur les formulaires de l'acaiq...Toute offre devra être accompagnée d'un dépôt de 10% du montant de l'offre d'achat par chèque visé au nom de: Paquette et Associés, huissiers de justice. Le certificat de localisation sera aux frais de l'acheteur. L'agent inscripteur ne possède aucun baux .

Seller's Declaration	No
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Frontage



Bedroom



Kitchen



Exterior





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MLS® No. 8051543 (Active)



\$140,000

206-208 Rue St-Rémi
Le Sud-Ouest (Montréal)
H2C 2E8

Region Montréal
Neighbourhood Saint-Henri/Petite Bourgogne
Near St-Ambroise
Body of Water Canal de Lachine

Property Type	Duplex	Year Built	1940
Property Use	Residential only	Expected Delivery Date	
Building Type	Semi-detached	Repossession	Yes
Total Number of Floors	2	Trade Possible	
Building Size		Cert. of Loc. (divided part)	No
Living Area		File Number	
Lot Size	7.91 X 25.91 m	Possession Date	14 days PP Accepted
Lot Area	168.80 sqm	Deed of Sale Signature	14 days PP/PR Accepted
Québec Cadastre	2 091 607 Cadastre du Québec		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Energy (annual)	
Year	2008	Municipal	\$1,638 (2008)	Electricity	
Lot	\$50,600	School	\$363 (2009)	Oil	
Building	\$115,500	Infrastructure	Not issued	Gas	
		Business Taxes	Not issued		
		Water	Not issued		
		Other taxes			
Total	\$166,100	Total	Not issued	Total	

Monthly Revenues (residential) - 2 unit(s)					
Apt. No.	206	End of Lease	Vacant	Included in Lease	
No. of Rooms	4	Effective Monthly Rent		Excluded in Lease	
No. of Bedrooms	2	Potential Monthly Rent	\$600		
No. Bath/PR	1+0	Features			
Washer/Dryer (inst.)	Yes	No. of Parking Spaces			
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	13.2 X 10.7 ft	Wood		
GF	Bedroom	10.3 X 10.4 ft	Wood	Closet	
GF	Bathroom	6.10 X 5.2 ft			
GF	Bedroom	10.4 X 10.3 ft	Wood	Closet	
GF	Kitchen	10.9 X 12 ft	Wood	Dining room	
Apt. No.	208	End of Lease	Vacant	Included in Lease	

No. of Rooms	4	Effective Monthly Rent		
No. of Bedrooms	2	Potential Monthly Rent	\$600	Excluded in Lease
No. Bath/PR	1+0	Features		
Washer/Dryer (inst.)	Yes	No. of Parking Spaces		
Level	Room	Size	Floor Covering	Additional Information
2	Living room	10.9 X 11 ft	Parquetry	
2	Bedroom	10.2 X 10.9 ft	Parquetry	Closet
2	Kitchen	10.10 X 12.2 ft	Parquetry	Dining room
2	Bathroom	5.2 X 6.10 ft		
2	Bedroom	10.2 X 10.3 ft	Parquetry	Closet
Effective Annual Gross Revenue (residential)			Potential Annual Gross Revenue (residential)	\$14,400

Grand Total of Annual Effective Gross Revenue	Grand Total of Annual Potential Gross Revenue	\$14,400
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Features			
Sewage System	Municipality	Loading Platform	
Water Supply	Municipality	Rented Equip. (monthly)	
Foundation		Renovations	
Roofing		Pool	
Siding	Brick	Parking	
Dividing Floor		Driveway	
Windows	Aluminum	Garage	
Window Type	French door, Guillotine	Carpport	
Energy/Heating	Electricity	Lot	Garden in the back
Heating System	Electric baseboard units	Topograpy	
Floor Covering	Parquetry, Wood	Distinctive Features	
Basement		Water (access)	
Bathroom		View	
Washer/Dryer (installation)	kitchen	Proximity	
Fireplace-Stove		Environmental Study	
Kitchen Cabinets			
Equipment/Services			

Inclusions

Exclusions

MLS® Remarks
Bank Repossession! Ideal for Contractor, to be renovated. Developing neighbourhood, near the Lachine Canal and Notre-Dame Street. Sunny back garden & building. Lots of potential for a lucky Buyer! To give a delay of 7 days for Promise to purchase+Addendum to sign.

Seller's Declaration	Yes
The property is sold without Legal Warranty.	



Frontage



Living room



Kitchen



Living room



Kitchen