



**Jennifer Walker, Real Estate Broker**  
**LIBRES-SERVICES IMMOBILIERS INC.**  
 Real Estate Agency  
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**MLS® No. 8579883 (Active)**



**\$410,000**

**3405 Av. Trenholme**  
**Côte-des-Neiges/Notre-Dame-de-Grâce (Montréal)**  
**H4B 1X8**

**Region** Montréal  
**Neighbourhood** Notre-Dame-de-Grâce  
**Near** Sherbrooke  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1947
<b>Building Type</b>	Semi-detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	22 X 24 ft	<b>Repossession</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Ground Area</b>		<b>Cert. of Loc.</b>	Yes (2011)
<b>Lot Size</b>	24 X 47 ft	<b>File Number</b>	66023 9335 60 9912
<b>Lot Area</b>		<b>Possession Date</b>	30 days PP/PR
<b>Québec Cadastre</b>	4746254	<b>Deed of Sale Signature</b>	Accepted
<b>Zoning</b>	Residential		30 days PP/PR
			Accepted

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2011	<b>Municipal</b>	\$1 (2011)	<b>Common Exp.</b>	
<b>Lot</b>	\$1	<b>School</b>	\$1 (2011)	<b>Electricity</b>	
<b>Building</b>	\$1	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$2	<b>Total</b>	\$2	<b>Total</b>	

<b>Room(s) and Outdoor Feature(s)</b>					
<b>No. of Rooms</b>	<b>8</b>	<b>No. of Bedrooms</b>	<b>2+1</b>	<b>No. of Bathrooms and Powder Rooms</b>	<b>2+0</b>
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
GF	Kitchen	11.9 X 6.4 ft	Ceramic	open concept	
GF	Dining room	11.9 X 7.9 ft	Ceramic	open concept	
GF	Living room	13.11 X 11.2 ft	Wood		
GF	Hall	10.4 X 6.8 ft	Wood		
2	Master bedroom	16.10 X 11.4 ft irr	Wood		
2	Bedroom	11.4 X 8.9 ft	Wood		
2	Bathroom	7 X 5 ft	Wood		
BA1	Laundry room	10.9 X 6.11 ft	Ceramic		
BA1	Bedroom	20.5 X 10.8 ft	Wood		
BA1	Bathroom	10.10 X 7 ft irr	Ceramic		
BA1	storage	10.8 X 7.2 ft	Wood	lots of storage	

## Features

<b>Sewage System</b>	Municipality
<b>Water Supply</b>	Municipality
<b>Foundation</b>	
<b>Roofing</b>	Asphalt shingles
<b>Siding</b>	
<b>Windows</b>	PVC
<b>Window Type</b>	
<b>Energy/Heating</b>	Electricity
<b>Heating System</b>	Electric baseboard units
<b>Basement</b>	Finished basement
<b>Bathroom</b>	
<b>Washer/Dryer (installation)</b>	Bathroom (Basement 1)
<b>Fireplace-Stove</b>	

<b>Rented Equip. (monthly)</b>	
<b>Renovations</b>	
<b>Pool</b>	
<b>Parking</b>	Garage (2)
<b>Driveway</b>	
<b>Garage</b>	Double width or more
<b>Carport</b>	
<b>Lot</b>	
<b>Topography</b>	
<b>Distinctive Features</b>	
<b>Water (access)</b>	
<b>View</b>	
<b>Proximity</b>	Bicycle path, CEGEP, Commuter train, Elementary school, High school, Park, Public transportation, University
<b>Building's Distinctive Features</b>	
<b>Energy efficiency</b>	

**Kitchen Cabinets**

**Equipment/Services**

## Inclusions

## Exclusions

## MLS® Remarks

100% Renovated move in ready. Walk to buses, train & Westminster shopping. Custom dark cabinet kitchen, 2 bathrooms, 2 car garage...luxury in NDG!

## Addendum

### EXTERIOR

Pavi uni backyard sitting area  
Pavi uni garden landscaping  
New doors & windows  
New entrance steps & railing  
Possibility of fencing yard

### INTERIOR

New electrical & plumbing  
Insulated basement  
Maple flooring throughout, new & redone  
New electric panel & meter, 120-amp entry  
Painted throughout  
Pot lights  
Double sink in kitchen  
36" cabinet to ceiling with moulding in kitchen  
Central vacuum roughed in  
Electric programmable baseboards per room  
Large laundry room with plumbing for sink  
Tons of storage  
Roof about 10 years old

### CONVENIENCE

1 minute walk to buses & train  
3 minute walk to the neighbourhood shopping on Westminster  
3 minute drive to Monkland Village.

**Seller's Declaration**

No

**Source**

**Notice of disclosure**

Yes

LIBRES-SERVICES IMMOBILIERS INC., Real Estate Agency (Interest: Indirect)

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.



**Kitchen**



**Kitchen**



**Kitchen**



**Hall**



**Bedroom**



**Bedroom**



**Bathroom**



**Basement**



**Bathroom**



**Laundry room**



**Exterior**



**Exterior**