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**Montréal (Mercier/Hochelaga-Maisonneuve)-7040-7044, Rue St-Zotique E.**

**\$1,079,000**



**7040-7044, Rue St-Zotique E., Montréal  
(Mercier/Hochelaga-Maisonneuve), H1M2W5**

ULS : 25186148

[VISITE DE LA PROPRIÉTÉ](#)

Discover a meticulously maintained quadruplex located at 7040-7044 Rue Saint-Zotique Est, in the highly sought-after Nouveau-Rosemont neighborhood. This solid property features a spacious main unit with 7 ½ rooms, generous living spaces, and large windows that flood the interior with natural light. The fully renovated bathroom and a spacious kitchen--perfect for entertaining--add to its appeal, along with a large terrace. The basement offers a fantastic game room, ideal for relaxation. Additional features include a brand-new roof, a new wall-mounted heat pump, a double garage, and a corner lot with mature trees. See the ADD for more details.

## INFORMATIONS DÉTAILS

### PROPRIÉTÉ EN VEDETTE

Chambre en vedette	4
Salle de bain en vedette	2
Garage en vedette	3

### Financiers

#### Taxes

Municipale	\$6,315.00
École	\$771.00
Total	\$7,086.00

### ADDENDA

Families will appreciate the proximity to quality educational institutions such as Anjou High School and Lois-Riel School, both renowned for their diverse activities and welcoming environment.

Outdoor enthusiasts will enjoy the nearby parks, including Parc Félix-Leclerc, Parc de la Louisiane, and Parc Maisonneuve, which offer vast green spaces perfect for relaxation and recreation.

The property is also within walking distance of Galeries d'Anjou, Halles d'Anjou, and the upcoming Anjou metro station, as well as being close to Place Versailles.

The area is ideally served by public transportation, with several bus routes nearby. Routes 18 Beaubien, 33 Langelier, 44 Armand-Bombardier, 95 Bélanger, and 141 Jean-Talon Est provide easy access to different city neighborhoods and the Langelier and Radisson metro stations.

Additionally, the area boasts a Walk Score of 85, indicating that most services and amenities are within walking distance. Conveniently located near Highways 40 and 25.

#### Unit Layout:

7040 (Upper Floor): 4 ½, available for occupancy as of May 1, 2025.

7042 (Upper Floor): 4 ½, currently rented at \$835/month, with an increase to \$890/month starting July 1, 2025.

7044A (Basement): 2 ½, currently rented at \$710/month until June 30, 2025.

Come discover the perfect balance of comfort, convenience, and quality of life in this exceptional Nouveau-Rosemont property!

#### Recent Renovations:

Roof redone in 2019 -- \$18,771

Front upper balconies replaced in 2020 -- \$2,298

Garage door opener replaced in 2021

Main floor bathroom fully renovated in 2021

Wall-mounted heat pump installed in 2023 -- \$5,404

The 3 hot water tanks, 1 x 60 Gal and 2 x 40 Gal are leased from Hydro Solutions. The main floor dwelling supplies the hot water to the basement bachelor as well.

Note: The owner has once again mandated Biovert this year. They will be performing weed treatments and applying fertilizers throughout the season.

## Détails du bâtiment et intérieur de la propriété

Catégorie de propriété      Multi-family (2 to 5 units)

Taille

Année de construction      1974

Number of Rooms      7

les fenêtres	Aluminum
Type de Windows	Sliding
Revêtement	Brick , Stone
Toiture	Other , 2019 , Elastomer membrane
Garage	Heated , Double width or more , Fitted
Salle de bain / salle d'eau	Adjoining to the master bedroom , Separate shower

## Caractéristiques du terrain et extérieur

Dimensions du terrain	15.24 ft x 90 ft
Superficie du terrain	4,500.43 SF
Topographie	Flat
Stat. (total)	Outdoor , 2 , Garage , 2
Proximité	Highway , Cegep , Daycare centre , Golf , Hospital , Park - green area , Bicycle path , Elementary school , High school , Cross-country skiing , Public transport

## DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Playroom	Basement	22.6x18.6 ft	Parquetry	
Bedroom	Basement	9.3x9.3 ft	Parquetry	
Living room	1st level/Ground floor	17.9x10.7 ft	Wood	2023 Mural thermo pompe
Bathroom	1st level/Ground floor	6.3x13.3 ft	Ceramic tiles	incl shower
Master bedroom	1st level/Ground floor	10.4x11.2 ft	Wood	
Bedroom	1st level/Ground floor	10.7x10.0 ft	Wood	2 closets
Bedroom	1st level/Ground floor	10.9x15.3 ft	Ceramic tiles	converted to dining area
Kitchen	1st level/Ground floor	17.9x15.2 ft	Ceramic tiles	patio door

## Caractéristiques

Système de chauffage	Other , Radiant heat passage and Liv room removed , Electric baseboard units , Radiant
Énergie de chauffage	Other , Radiant Plafonds RDC , Electricity
Équipements / services	Other , 2023 , Wall-mounted heat pump
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Appareils de location	Water heater , 3
Toiture	Other , 2019 , Elastomer membrane
Zonage	Residential
Sous-sol	6 feet and over , Finished basement
Allée	Asphalt
Aménagement paysager	Fenced , Landscape
Armoire	Wood
Fondation	Poured concrete
Caractéristiques distinctives	Street corner

## INCLUSIONS & EXCLUSIONS

Inclusions	Mural thermo pompe 2023.. All window dressings on the main floor , all electrical fixtures, Garage door opener , hot plate , 2 built in ovens and dishwasher on main floor kitchen, All is DONATED on an As IS Basis .
Exclusions	All personal belongings of tenants

