Mario Conte
Delivering the Impossible
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Montréal (Mercier/Hochelaga-Maisonneuve)-9440, Rue Anne-Courtemanche

$645,000

9440, Rue Anne-Courtemanche, Montréal (Mercier/Hochelaga-Maisonneuve), H1K0E2

ULS : 24034456

VISITE DE LA PROPRIÉTÉ

Sold under judicial authority ***IMMEDIATE OCCUPANCY AVAILABLE 2009-built condominium townhouse on three levels offering 3 bedrooms, 2 terraces, a sun-filled private yard area, finished basement, garage, and central heat pump. Faubourg Contrecoeur!! -- Highly sought-after Mercier area. Located between two parks and close to schools, ideal for a family. Enjoy your visit.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	1
Salle d'eau en vedette	1

Financiers

Évaluation municipale	
Évaluation du terrain	$139,000.00
Évaluation du bâtiment	$400,000.00
Évaluation municipale	$539,000.00
Taxes	
Municipale	$3,638.00
École	$693.00
Total	$4,331.00
Dépense annuelle	
Frais de copropriété	$2,844.00
Total	$2,844.00

ADDENDA

FEATURES & BENEFITS:
True townhouse held in co-ownership
Just steps away from the new park
Like new, in excellent condition
Includes a mezzanine, ideal for an additional bedroom
Ideally oriented for optimal sunlight exposure
Large rear patio plus a grassy yard area
Garage included
Central heat pump (heating and air conditioning)
Fully finished basement (possibility of a 4th bedroom)
FAUBOURG CONTRECOEUR AREA:
Sought-after new Mercier neighbourhood featuring only condominiums and townhouses, built 2009 and newer
Rapidly growing sector, ideal for first-time buyers, couples, and families
A charming and well-planned community you will fall in love with. All offers MUST come accompanied with Bailiff's Annexe duly signed by all buyers. Upon an accepted offer within 24 hours a deposit of5% of the offer must be submitted to Huissiers Paquette Inc. All documents (No exceptions) will be at the sole cost and responsibility of the buyer(s) .
the sale is made without legal warranty, at the buyer's own risk;
the notary handling the transaction will be chosen by the seller;
a deposit of 5% made payable to the office of paquette & associé, bailiffs in trust, must be submitted within 24 hours of acceptance;
all documents required by the buyer are at the buyer's expense;
no commission will be paid to the broker if, before the signing of the deed of sale, the property owner or a third party remedies the defects, pays the amounts owed to the judgment creditor, or if said creditor withdraws their judgment, making it unnecessary to proceed with this sale under court supervision. the same applies if the seller is prevented from proceeding with the sale due to an injunction, order, or judgment from a court, or if the owner surrenders their assets in accordance with the provisions of the bankruptcy and insolvency law.
All offers MUST be accompanied by Annexe provided from the Bailiff.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	2009
Number of Rooms	10

Caractéristiques du terrain et extérieur

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Hallway	1st level/Ground floor	4.3x4.0 ft	Ceramic tiles	
Living room	1st level/Ground floor	13.9x11.9 ft	Wood	
Kitchen	1st level/Ground floor	7.9x8.0 ft	Ceramic tiles	
Dining room	1st level/Ground floor	13.9x10.0 ft	Wood	
Washroom	1st level/Ground floor	2.6x7.0 ft	Ceramic tiles	
Master bedroom	2nd floor	11.6x11.3 ft	Wood	
Bedroom	2nd floor	11.3x9.9 ft	Wood	
Bathroom	2nd floor	7.6x8.0 ft	Ceramic tiles	
Mezzanine	3rd floor	11.0x13.9 ft	Wood	Possibility of a Room
Family room	Basement	13.3x11.3 ft	Wood	

Caractéristiques

Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer

INCLUSIONS & EXCLUSIONS

Inclusions	nil
Exclusions	All. Bailiff cant guarantee if any or all of the belongings in the property will still be there at a sale. If they are still there it will the sole responsibility of the new purchasor to dispose if they wish .

MARIO CONTE

REAL ESTATE BROKER