



Mario Conte  
Delivering the Impossible  
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**Montréal (Rivière-des-Prairies/Pointe-aux-Trembles)-12575,  
5e Avenue (R.-d.-P.)**

**\$375,000**



**12575, 5e Avenue (R.-d.-P.), Montréal (Rivière-des-Prairies/Pointe-aux-Trembles), H1E1R7**

VISITE DE LA PROPRIÉTÉ

Rapid Occupation :Offering a fully detached cottage offering 2 good-sized bedrooms upstairs. On the ground floor there is the living room, bathroom with shower and large kitchen with island and dining area. Large garage circa 400PC detached from the house. Lovely private courtyard including a 12 x 20 Terrasse for relaxing and more. A few steps from GOUIN to take your walks and enjoy the sunset. At this price point , wont last long ! Motivated buyer WELCOME . Lets make a deal . \*\*\*Building Inspection report en ligne \*\*\*

**INFORMATIONS DÉTAILS****PROPRIÉTÉ EN VEDETTE**

Chambre en vedette	2
Salle de bain en vedette	1

**Financiers****Évaluation municipale**

Évaluation du terrain	\$69,800.00
Évaluation du bâtiment	\$200,000.00
Évaluation municipale	\$269,800.00

**Taxes**

Municipale	\$1,854.00
École	\$199.00
Total	\$2,053.00

**ADDENDA****NOTE**

The electric heater was replaced 2025 , 60 galloon .  
 The propane cylinder ( used to heat the garage ) is rented  
 at approx 120\$ Annually

## Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Taille	
Number of Rooms	7

## Caractéristiques du terrain et extérieur

Dimensions du terrain	50 ft x 80 ft
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## DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Living room	1st level/Ground floor	11.0x9.8 ft	Floating floor	
Kitchen	1st level/Ground floor	9.0x12.5 ft	Floating floor	
Dinette	1st level/Ground floor	13.0x9.5 ft	Floating floor	
Bathroom	1st level/Ground floor	5.0x5.2 ft	Ceramic tiles	
Veranda	1st level/Ground floor	6.4x10.0 ft	Floating floor	
Bedroom	2nd floor	12.9x11.9 ft	Wood	
Master bedroom	2nd floor	13.10x13.2 ft	Floating floor	

## Caractéristiques

Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer

## INCLUSIONS & EXCLUSIONS

Inclusions	All electrical fixtures, all window dressings , electric hot water heater, Above ground 12 foot pool and its accessories, including heater for the pool. Also included the propane furnace in the garage . NOTE all inclusions are DONATED on an As Is basis with NO legal warranty .
Exclusions	Portable window air conditioner ( in window )

