



Mario Conte
Delivering the Impossible
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Laval (Chomedey)-2163-2165, Rue de Mexico

\$629,000



2163-2165, Rue de Mexico, Laval (Chomedey), H7M3C7

ULS : 28759665

[VISITE DE LA PROPRIÉTÉ](#)

Solid duplex located in sought out area of Laval ***wood floors in the two Apts ***The main floor Apt also offers a finished basement with a 2nd washroom and double garage ***within walking distance of most services NB:Please see servitudes and encroachments on certificate of location . NB : Please note the signing notary shall be a notary from the Notarial Study of : Pedneault Dupras Notaries Inc. , Located at 3100 Boul. Le Carrefour, Bur 320, Laval, Que.H7T2K7. Kindly forsee some work to be done. Please note, pictures On Line simply to get a general idea of property and may not reflect it actual state. Kindly note some work is needed.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	2
Garage en vedette	1

Financiers

Taxes

Municipale	\$3,985.00
École	\$961.00
Total	\$4,946.00

ADDENDA

3r vendor shall read : Mrs. Marie Antonica Chery
please indicate in offer. Thank you

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
Taille	
Année de construction	1971
Number of Rooms	7

Nombre d'étages	2
les fenêtres	Aluminum
Type de Windows	Sliding
Revêtement	Brick
Toiture	Asphalt and gravel
Garage	Fitted

Caractéristiques du terrain et extérieur

Dimensions du terrain	40 ft x 91 ft
Superficie du terrain	3,671 SF
Topographie	Flat
Stat. (total)	Outdoor , 2 , Garage , 2
Proximité	Highway , Daycare centre , Park - green area , Elementary school , High school

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Living room	1st level/Ground floor	17.4x9.2 ft	Wood	
Master bedroom	1st level/Ground floor	12.6x10.8 ft	Wood	
Bedroom	1st level/Ground floor	12.11x9.3 ft	Wood	
Bedroom	1st level/Ground floor	10.0x9.5 ft	Wood	
Kitchen	1st level/Ground floor	9.4x9.4 ft	Ceramic tiles	
Dinette	1st level/Ground floor	9.4x7.0 ft	Ceramic tiles	
Family room	Basement	12.6x25.0 ft	Carpet	

Caractéristiques

Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer

Toiture	Asphalt and gravel
Zonage	Residential
Sous-sol	6 feet and over , Partially finished
Allée	Asphalt
Aménagement paysager	Fenced
Fondation	Poured concrete

INCLUSIONS & EXCLUSIONS

Exclusions All personal belongings of the tenant , all window dressings of the main floor

