



Mario Conte  
Delivering the Impossible  
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**Montréal (LaSalle)-2337-2339, Rue Armel**

**\$829,000**



**2337-2339, Rue Armel, Montréal (LaSalle), H8N1L4**

ULS : 14518670

[VISITE DE LA PROPRIÉTÉ](#)

Duplex with Bachelor having undergone some renovations through the years and offering a nice back yard as well \* Strategic location close to all services \* The 2nd floor should vacate by the notarial deed \* The Main floor should vacate approx 90 days after the notarial deed \* Kindly include a copy of the signed ANNEXE with all promises to purchase and leave open for a min 5 BUSINESS DAYS for the bailiff to respond.

## 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  | \$151,400.00 |
| Évaluation du bâtiment | \$600,000.00 |
| Évaluation municipale  | \$751,400.00 |

#### Taxes

|            |            |
|------------|------------|
| Municipale | \$4,714.00 |
| École      | \$657.00   |
| Total      | \$5,371.00 |

### ADDENDA

### Détails du bâtiment et intérieur de la propriété

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

|                       |      |
|-----------------------|------|
| Année de construction | 1968 |
| Number of Rooms       | 6    |

Caractéristiques du terrain et extérieur

|                       |               |
|-----------------------|---------------|
| Dimensions du terrain | 28 ft x 83 ft |
| Superficie du terrain | 2,323 SF      |

DÉTAILS DES PIÈCES

| Room           | Level                  | Dimensions   | Flooring       | Description |
|----------------|------------------------|--------------|----------------|-------------|
| Kitchen        | 1st level/Ground floor | 7.5x13.2 ft  | Ceramic tiles  |             |
| Dining room    | 1st level/Ground floor | 10.8x6.6 ft  | Ceramic tiles  |             |
| Living room    | 1st level/Ground floor | 10.2x15.2 ft | Wood           |             |
| Master bedroom | 1st level/Ground floor | 10.3x18.5 ft | Wood           |             |
| Bedroom        | 1st level/Ground floor | 12.5x10.3 ft | Wood           |             |
| Bedroom        | 1st level/Ground floor | 9.1x8.9 ft   | Wood           |             |
| Bathroom       | 1st level/Ground floor | 10.1x7.1 ft  | Ceramic tiles  |             |
| Playroom       | 1st level/Ground floor | 15.8x11.7 ft | Floating floor |             |
| Washroom       | 1st level/Ground floor | 3.0x5.0 ft   | Ceramic tiles  |             |

Caractéristiques

|                          |                 |
|--------------------------|-----------------|
| Approvisionnement en eau | Municipality    |
| Système d'égout          | Municipal sewer |
| Zonage                   | Residential     |

INCLUSIONS & EXCLUSIONS

|            |                                                                                                                                                                                  |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Inclusions | Nil.                                                                                                                                                                             |
| Exclusions | PAX system in Master Bedroom of Main floor *All electrical fixtures, all window dressings in the complete property . Tout les electros, All personal belongings of the occupants |

