

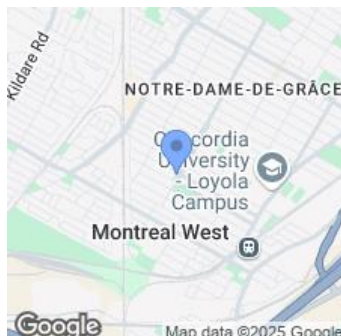


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Centris No. 19339653 **(Active)**



\$499,900

5110 Av. Westmore
Montréal (Côte-des-Neiges/Notre-Dame-de-Grâce)
H4V 1Z5

Region Montréal
Neighbourhood Notre-Dame-de-Grâce
Near
Body of Water

Property Type Two or more storey
Building Type Detached
Intergenerational
Building Size
Living Area
Building Area
Lot Size
Lot Area 2,800 sqft

Cadastre 3321969

Zoning Residential

Year Built 1950
Expected Delivery Date
Seasonal
Reposess./Judicial auth. No
Trade possible
Cert. of Loc. No
File Number
Occupancy 45 days PP/PR
Accepted
Deed of Sale Signature 45 days PP/PR
Accepted

Municipal Assessment

Year 2025
Lot \$260,100
Building \$245,200

Taxes (annual)

Municipal \$3,220 (2025)
School \$391 (2025)
Infrastructure
Water

Expenses/Energy (annual)

Common Exp.
Electricity \$1,040
Oil
Gas

Total \$505,300 (98.93%) **Total** \$3,611 **Total** \$1,040

Room(s) and Additional Space(s)

No. of Rooms 10 **No. of Bedrooms (above ground + basement)** 2+0 **No. of Bathrooms and Powder Rooms** 1+1

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	23.3 X 10.7 ft	Wood	
GF	Dining room	11.8 X 12.2 ft	Wood	
GF	Kitchen	11.3 X 14.3 ft	Tiles	
GF	Bathroom	5.10 X 5.3 ft	Tiles	
2	Bedroom	17.8 X 10.8 ft	Laminate floor	
2	Bedroom	17.8 X 10.6 ft	Tiles	
2	Powder room	7.10 X 4.9 ft	Laminate floor	
BA1	Playroom	19 X 14.8 ft	Concrete	
BA1	Office	8.5 X 13.5 ft	Concrete	
BA1	Laundry room	10.11 X 14.2 ft	Concrete	
Additional Space			Size	
Garage			11.2 X 32.8 ft	

Features

Sewage System	Municipality	Rented Equip. (monthly)	Water heater - 1 (\$17)
Water Supply	Municipality	Renovations	
Foundation		Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (2), Garage (1)
Siding		Driveway	
Windows		Garage	Attached, Single width
Window Type		Carport	
Energy/Heating		Lot	
Heating System		Topography	
Basement	Unfinished	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove		Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity		Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Everything that is in the home

Exclusions

Remarks

Located in one of the city's most sought-after neighbourhoods, this property offers incredible potential. Close to parks, schools, shops, and transit, the location is unbeatable. The home itself has been neglected and requires a full renovation--but with solid bones and a great layout, it's a blank canvas waiting to be transformed. Whether you're a renovator, builder, investor, or buyer with vision, this is your chance to create something truly special. Bring your ideas and breathe new life into this diamond in the rough.

Addendum

-A new COL was ordered

Sale with exclusion(s) of legal warranty : Sale without legal warranty of quality at the risk and peril of the buyers

Seller's Declaration Yes SD-72209

Source

ROYAL LEPAGE VILLAGE, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises.



Frontage



Kitchen



Kitchen



Kitchen



Dining room



Dining room



Dining room



Living room



Living room



Living room



Bathroom



Hall



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Powder room



Basement



Basement



Garage



Exterior



Exterior