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**Le Sud-Ouest (Montréal) / Côte-Saint-Paul**

**1445-1449, Av. de l'Église**

Near rue de la Vérendrye

# 16342692 - Source : ROYAL LEPAGE VILLAGE, Real Estate Agency

**Sold**



Sale without legal warranty at the risk and peril of the buyer.

<b>Category</b>	Multi-family (2 to 5 units)
<b>Style</b>	Triplex
<b>Type</b>	Semi-detached
<b>Rooms</b>	4
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1

<b>Building</b>	
	1915 (111 years)
<b>Front</b>	56.11 feet
<b>Depth</b>	17.1 feet

<b>Lot</b>	
<b>Front</b>	110 feet
<b>Depth</b>	17.1 feet
<b>Area</b>	1880 square feet

<b>Evaluation (2025)</b>	
<b>Building</b>	587 400 \$
<b>Lot</b>	131 000 \$
<b>Total:</b>	<b>718 400 \$</b>

<b>Expenses</b>		Monthly	Yearly
<b>Municipal Taxes (2025)</b>		378 \$	4 538 \$
<b>School taxes (2025)</b>		46 \$	555 \$
<b>Total:</b>		<b>424 \$</b>	<b>5 093 \$</b>

**Features**

<b>Basement</b>	Low (less than 6 feet), Unfinished
<b>Cupboard</b>	Melamine
<b>Driveway</b>	Not Paved
<b>Foundation</b>	Poured concrete
<b>Heating energy</b>	Electricity
<b>Heating system</b>	Electric baseboard units
<b>Parking</b>	3 Outdoor
<b>Proximity</b>	Daycare centre, Elementary school, Public transport, Cegep, Park - green area, High school
<b>Roofing</b>	Elastomer membrane
<b>Sewage system</b>	Municipal sewer
<b>Siding</b>	Brick
<b>Water supply</b>	Municipality
<b>Window type</b>	Hung
<b>Windows</b>	PVC
<b>Zoning</b>	Residential

**Rooms**

	Level	Dimensions
<b>Bedroom</b> Floor: Floating floor	2nd floor	10' x 10'
<b>Bathroom</b> Floor: Ceramic tiles	2nd floor	9' x 12'
<b>Kitchen</b> Floor: Ceramic tiles	2nd floor	12' x 12'
<b>Primary bedroom</b> Floor: Floating floor	2nd floor	10' x 12'
<b>Living room</b> Floor: Floating floor	2nd floor	12' x 10'6"
<b>Living room</b> Floor: Wood	Ground floor	15' x 10'3"
<b>Bathroom</b> Floor: Ceramic tiles	Ground floor	9' x 12'
<b>Primary bedroom</b> Floor: Wood	Ground floor	10' x 11'10"
<b>Kitchen</b> Floor: Ceramic tiles	Ground floor	12' x 11'
<b>Bedroom</b> Floor: Wood	Ground floor	9' x 10'

**Income**

<b>Latest revision of revenue</b>	2026-03-05
<b>Residential gross potential</b>	38 064 \$ / year