

4554 Coolbrook Completely renovated lower duplex, conveniently located adjacent Villa Maria Metro and Monkland Village, or complete duplex with revenue in upper.



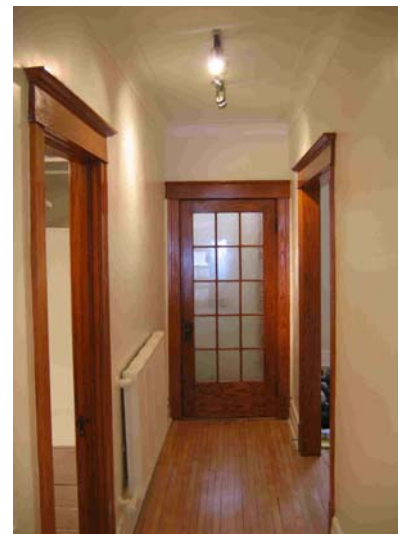
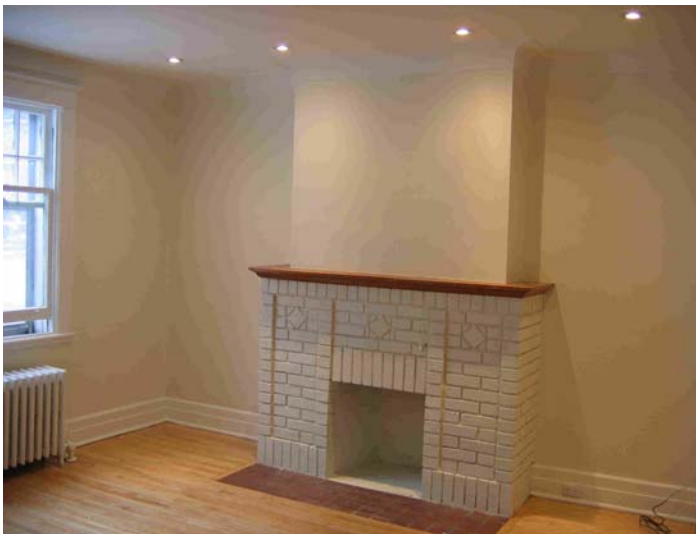
Features: This lower duplex has been completely renovated: new roof (2007), new plumbing, new hot-water tank, new electrical entry (200 amp), new furnace, new wiring, recessed pot lights, refinished hardwood floors, new kitchen with granite counters, new bathroom with 2 sinks, freshly plastered and painted throughout.

Price / \$ 317,000 – lower condo / \$ 519,000 – entire duplex	
Lot Size	32.5' x 129.72' (4220 sq. ft)
Cadastral Number	2087355
City Evaluation (2007)	\$ 404 300
Municipal Taxes	\$ 3919.10
School Taxes	\$ 856.34
Heating	Electric – Hot Water (lower) / Oil – Hot Water (upper)

Room Sizes (lower)	
Living Room	21'7 x 11'
Dining Room	13'2 x 10'
Kitchen	12'4' x 12'4
Bedroom	12'7 x 11'5
Bedroom/Office	12'6 x 14'4
Basement	30'6 x 16' (irregular)

Ideally located near the Monkland village, this lower duplex is bright with an open plan and offers tasteful renovations. **READY TO MOVE IN!**

For information: Richard Dufour, Sienna Construction: (514) 804-4666 / www.siennaconstruction.com



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Bas de duplex entièrement rénové,
près du Village Monkland,
ou duplex entier avec revenue.



Entièrement rénové : Cuisine avec comptoirs de granite, salle de bain avec deux évier, entrée électrique 200 amp, plomberie, fournaise, chauffe-eau, toiture (2007), planchers sablés et vernis, frais peint et encore plus ...

Prix / 317,000 \$ – bas de duplex / 519,000 \$ – duplex entier

Terrain	32.5' x 129.72' (4220 pi ²)
No. Cadastre	2087355
Evaluation municipale (2007)	404 300 \$
Taxes municipales	3919.10 \$
Taxes scolaires	856.34 \$
Chauffage	Electrique – Eau chaude (bas) / Huile – Eau chaude (haut)

Pièces (bas)

Salon	21'7 x 11'
Salle à manger	13'2 x 10'
Cuisine	12'4' x 12'4
Chambre	12'7 x 11'5
Chambre / Bureau	12'6 x 14'4
Sous-sol	30'6 x 16' (irrégulier)

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