



**Anthony Gentile**, Residential Real Estate Broker  
**M IMMOBILIER**  
 Real Estate Agency  
 1451, rue Drummond  
 Montréal (QC) H3G 1W3  
<http://www.mmontreal.com>

438-825-2569 / 514-545-2545

[anthony@sellingmtl.com](mailto:anthony@sellingmtl.com)



**Centris No.** 18851522 (Active)



**\$2,975/month**

**4892 Rue Ste-Suzanne  
 Montréal (Pierrefonds-Roxboro)  
 H8Y 1Z9**

**Region** Montréal  
**Neighbourhood** Pierrefonds/East  
**Near**  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	
<b>Building Type</b>	Semi-detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>		<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	
<b>Lot Size</b>		<b>File Number</b>	
<b>Lot Area</b>		<b>Occupancy</b>	10 days PP/PR Accepted
<b>Cadastre</b>	1899445	<b>Deed of Sale Signature</b>	
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>	<b>Taxes (annual)</b>	<b>Expenses/Energy (annual)</b>
<b>Year</b>	<b>Municipal</b>	<b>Common Exp.</b>
<b>Lot</b>	<b>School</b>	<b>Electricity</b>
<b>Building</b>	<b>Infrastructure</b>	<b>Oil</b>
	<b>Water</b>	<b>Gas</b>
<b>Total</b>	<b>Total</b>	<b>Total</b>

<b>Room(s) and Additional Space(s)</b>				
<b>No. of Rooms</b>		<b>No. of Bedrooms (above ground + basement)</b>		<b>No. of Bathrooms and Powder Rooms</b>
11		4+0		1+1
<b>Included in Lease</b>	Outdoor parking (4), Water taxes, Air conditioning, Partially furnished, Indoor parking (1)			
<b>Excluded in Lease</b>	Heating, Internet, Electricity, Cable/TV, Hot water, Furnished, Snow removal, Lawn			
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>
GF	Vestibule	6.9 X 3.11 ft	Ceramic	
GF	Living room	17 X 11.4 ft	Wood	
GF	Powder room	7.3 X 5.5 ft	Ceramic	
GF	Kitchen	13.10 X 9.2 ft irr	Ceramic	
GF	Dining room	11.9 X 9.6 ft	Ceramic	
2	Primary bedroom	14.8 X 11.8 ft	Wood	
2	Bedroom	11.7 X 10.11 ft	Wood	
2	Bedroom	11.11 X 9.7 ft	Wood	
2	Bedroom	11.9 X 11.7 ft	Wood	
2	Bathroom	7.6 X 7.4 ft	Ceramic	
BA1	Laundry room	7.10 X 6.6 ft	Laminate floor	

<b>Additional Space</b> Garage	<b>Size</b> 16.1 X 11 ft
<b>Features</b>	
<b>Sewage System</b>	Municipality
<b>Water Supply</b>	Municipality
<b>Foundation</b>	
<b>Roofing</b>	
<b>Siding</b>	
<b>Windows</b>	
<b>Window Type</b>	
<b>Energy/Heating</b>	Electricity
<b>Heating System</b>	Electric baseboard units
<b>Basement</b>	
<b>Bathroom</b>	
<b>Washer/Dryer (installation)</b>	
<b>Fireplace-Stove</b>	
<b>Kitchen Cabinets</b>	
<b>Property/Unit Amenity</b>	Wall-mounted air conditioning
<b>Restrictions/Permissions</b>	
<b>Pets</b>	Pets allowed with conditions
<b>Rented Equip. (monthly)</b>	
<b>Renovations</b>	
<b>Pool</b>	
<b>Park (total)</b>	Driveway (4), Garage (1)
<b>Driveway</b>	Double width or more, Paving stone
<b>Garage</b>	Attached, Single width
<b>Carpport</b>	
<b>Lot</b>	
<b>Topography</b>	
<b>Distinctive Features</b>	
<b>Water (access)</b>	
<b>View</b>	
<b>Proximity</b>	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Park, Public transportation
<b>Building's Distinctive Features</b>	
<b>Energy efficiency</b>	
<b>Mobility impaired accessible</b>	

**Inclusions**  
Washer and Dryer, Fridge in the basement, Window coverings and light fixtures of a permanent nature.

**Exclusions**  
Kitchen appliances, Heating and Electricity, Cable and Internet, Snow Removal and Yard maintenance.

**Remarks**  
Spacious semi-detached home available for Lease with immediate occupancy. Stylishly appointed family home, 4 bed and 1.5 bath, renovated and updated. Ample driveway parking, garage and fenced in backyard with large private patio. Fantastic location, near bike paths and walking distance to public transit. Subject to credit check and employment verification, see Addendum for full list of lease conditions. Pets considered with conditions.

**Addendum**  
Lease Terms:

- Tenants must provide proof of Employment/Income and/or Equifax Report/Credit Verification to the satisfaction of the Lessor;
- International tenants must provide proof of Work/Study Visa and or permit along with applicable identity verification documents;
- Employment references and previous Landlord references required to the satisfaction of the Lessor;
- No smoking of any kind inside the unit (Cigarettes, Cannabis, Vape Pens);
- Tenant must supply Lessor with Proof of Tenant Liability Insurance (2 million liability)prior to taking occupancy of the property;
- The tenant shall not make any aesthetic modifications to the unit. If the tenant wishes to paint any walls the color must be approved by the Lessor;

-No short-term rentals, no sublets allowed; No AirBnB

-No growing of cannabis plants;

-In the event that a key is lost, the tenant will have to pay the costs necessary to change the keys;

-Small pet may be considered. If a tenant wishes to occupy the premises with a pet, they must submit a damage deposit equal to 1 full month's rent. This amount shall be reimbursed upon termination of the lease after the unit has been inspected by the Lessor. The tenant will be liable for any damages to the unit that are outside the realm of regular "wear and tear".

**Seller's Declaration**

No

**Source**

M IMMOBILIER, Real Estate Agency