

ON THE HOMEFRONT

FEATURED LISTINGS



■ 4306/4308, Madison

Another investment opportunity. This property is in the very sought after Monkland Village area. Now with double occupancy, good revenue, many possibilities. You can choose your own tenants, share the 2 units with a partner, or at this price, convert the building to a single family cottage. **\$189,000**



■ 70, Nelson

Curb appeal plus. Four bedrooms, 1 1/2 baths, finished basement, fireplace, and a garage. A great family home, close to all the services Montreal has to offer. All of this in a pool size corner lot, one of the most sought after areas of town. Quick occupancy if you like. This home has it all, make an offer. **\$289,000**



■ 67, Hillcrest

Here's a deal, a fully renovated and spotlessly maintained cottage. Just adjacent Montreal West, the home comes with oak woodwork, a wood burning fireplace. New wiring, plumbing, a finished basement, new windows and much more. **\$189,000**

IN MONTREAL WEST



with Isabelle Papineau & Rick Lavell

HOUSE SALES UP AGAIN

The statistics are in for 2001 and we are happy to report that home sellers are doing very well in our town. The average price of a cottage has increased significantly during 2001 and is now over \$285,000. Split levels too are up and the average is now up to \$258,000. These are encouraging numbers indeed.

All the indicators point to still higher prices in 2002. Simply put, there are now many more buyers than there are houses to buy. This is a perfect recipe for upward pressure on prices. There is speculation that the recession (if there was one) is coming to an end. And finally, it seems the municipal mergers have had no immediate adverse effect on local house values. All these factors contribute to record level house values. There has never been a better time to sell. The Spring seasonal peak is upon us, and we would be pleased to help in any way we can. Whether it's a no obligation evaluation or tips on low cost ways to get your home looking its best. We'd like nothing more than to put our knowledge and experience to work for you.

Call us anytime.

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Isabelle and Rick



ISABELLE PAPINEAU & RICK LAVELL
AFFILIATED REAL ESTATE AGENTS
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TEL.: (514) 484-5063 • www.mls.ca/realtors/rlavell

FEATURED LISTINGS



■ 246, Sheraton

A superbly maintained split level home in absolute move in condition. Recent improvements include a luxurious ensuite bathroom, new windows and front door in 2000, new modular air conditioning in 2000, brand new wall to wall carpeting in the family room, plus many more features too numerous to detail. This is a spotless home and truly a pleasure to see. **\$254,000**



■ 21, Rennie

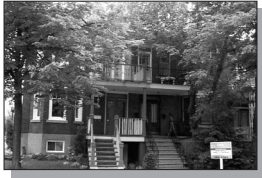
A custom built detached cottage with lots of space. Builders would appreciate the extras in this home. This home has 2000 sq. ft., 8 foot basements, 10 inch joists on 12 inch centers, a large double garage, modular air conditioning, virgin oak floors and coved ceilings. **\$369,000**

PHOTO LISTINGS INSIDE

- 57, Ainslie
- 3565, Connaught
- 15, Campbell
- 5637, Wolseley
- 8, Westland
- 342, Brock

CHEZ~NOUS

INSCRIPTIONS EN VEDETTE



■ 4306/4308, Madison

Voici une autre occasion d'investir. Cette propriété se trouve dans le secteur recherché du village Monkland et offre de nombreuses possibilités. Vous pouvez posséder vos propriétés séparées, partager les 2 logements avec un associé ou, à ce prix, transformez le bâtiment en cottage familial. **189 000 \$**



■ 70, Nelson

Charmante maison avec quatre chambres, 1 ? salle de bain, sous-sol fini, foyer et garage. Située sur un terrain de 100 x 100, cette maison est parfaite pour une famille qui aime la proximité de tous les services offerts dans Montréal-Ouest. Peut être libre rapidement. Cette résidence a tout pour plaire, faites une offre. **329 000 \$**



■ 67, Hillcrest

Une opportunité! Charmant cottage complètement rénové avec de belles boiseries, un sous-sol fini, un foyer avec cheminée, une belle cour arrière, une piscine, une clôture en aluminium, de nouvelles fenêtres, un sous-sol fini et encore plus. **189 000 \$**

À NOTRE-DAME-DE-GRÂCE



avec Isabelle Papineau & Rick Lavell

ENCORE PLUS DE MAISONS VENDUES

Nous avons reçu les statistiques pour l'an 2001 et nous avons le plaisir de vous annoncer que les ventes de maisons vont bon train dans le secteur ouest de Notre-Dame-de-Grâce. Le prix moyen d'une maison unifamiliale a augmenté de plus de 10 % comparativement à l'an dernier, pour atteindre une moyenne record de 193 760 \$. La hausse du prix moyen des duplex a été encore plus forte, celui-ci atteignant 182 072 \$.

Tous les indicateurs annoncent des prix encore plus élevés en 2002. En fait, il y a maintenant plus d'acheteurs qu'il y a de maisons à vendre. C'est la recette parfaite d'une tendance à la hausse des prix. Selon certaines hypothèses, la récession (s'il en fut une) est presque terminée. Enfin, il semble que les fusions municipales n'ont pas eu d'effets néfastes immédiats sur les valeurs immobilières locales. Tous ces facteurs contribuent à des valeurs de maison qui atteignent un niveau sans précédent. Jamais, on n'a connu un meilleur moment pour vendre. La pointe saisonnière du printemps est à nos portes et il nous fera grand plaisir de vous aider. Que vous désiriez faire évaluer votre maison sans engagement de votre part ou obtenir des conseils pour mettre en valeur votre maison à peu de frais, nous serons heureux de vous faire profiter de nos connaissances et de notre expérience.

Appelez-nous n'importe quand.

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Sutton

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■ 246, Sheraton

Une maison à paliers extrêmement bien entretenue et prête à recevoir ses nouveaux propriétaires. Parmi les rénovations récentes mentionnons une salle de bain communicante de luxe, des fenêtres et une porte neuves (2000), l'ajout en 2000 d'un système modulaire de conditionnement d'air, l'installation d'une toute nouvelle moquette dans la salle familiale, et beaucoup d'autres particularités qui sont trop nombreuses pour être mentionnées. Une maison impeccable.

254 000 \$



■ 21, Rennie

Bungalow simple construit sur demande. Beaucoup d'ajouts. Les constructeurs apprécieront les touches additionnelles incluses dans cette maison. Les propriétaires actuels ont investi plus de 200 A, soixante mètres de profondeur à 8 pieds, solives de 10 po sur cintres de 12 po, grand garage double, climatisation modulaire, planchers en chêne vierge et plafonds à gorge. **369 000 \$**

DESCRIPTIONS ET PHOTOS À L'INTÉRIEUR

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IN NOTRE-DAME-DE-GRÂCE



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HOUSE SALES UP AGAIN

The statistics are in for 2001 and we are happy to report that home sellers are doing very well in western NDG. The average price of a single family home has increased by more than 10% in from the previous year to a record \$193,760. Duplex values are up an even higher percentage to \$182,072.

All the indicators point to still higher prices in 2002. Simply put, there are now many more buyers than there are houses to buy. This is a perfect recipe for upward pressure on prices. There is speculation that the recession (if there was one) is coming to an end. And finally, it seems the municipal mergers have had no immediate adverse effect on local house values. All these factors contribute to record level house values. There has never been a better time to sell. The Spring seasonal peak is upon us, and we would be pleased to help in any way we can. Whether it's a no obligation evaluation or tips on low cost ways to get your home looking its best. We'd like nothing more than to put our knowledge and experience to work for you.

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