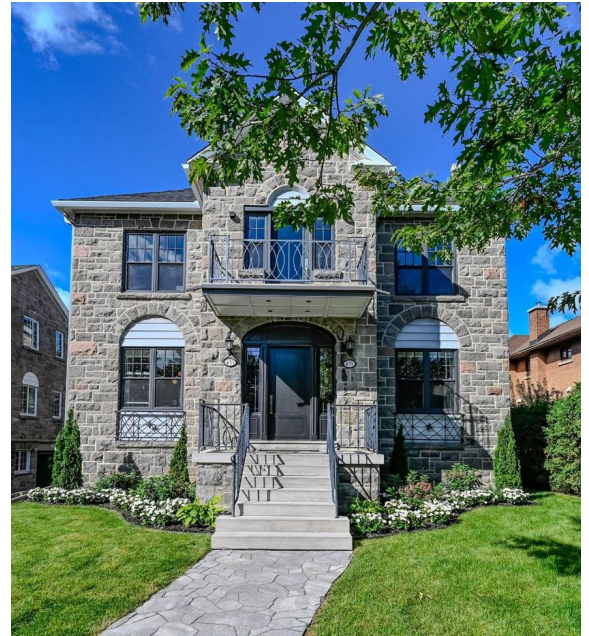


SINGLE FAMILY RESIDENCE FOR SALE

433Z-435Z Boul. Laird, Mont-Royal

3,250,000 \$ CAD

Centris No. 17020463



7 bd 5 ba Living area **3,795 sqft** Lot **6,298 sqft**

Overview

BUILDING TYPE	YEAR BUILT	UNITS
Single Family Residence	1939	1
PARKING	LIVING AREA	LOT
Garage (2) · Driveway (1)	3,795 sqft	6,298 sqft
ZONING	POOL	CENTRIS NO.
Residential	Yes	17020463

About this property

Exceptional, large detached stone duplex, extensively renovated, rarely available in Town of Mount Royal. Built in 1939, it blends timeless elegance with high-end materials and offers two spacious residences, three fireplaces, professionally landscaped grounds and an inground pool set within a private urban garden. Steps from the REM, it offers exceptional flexibility: a prestigious home for an owner-occupant, an ideal intergenerational configuration or a compelling investment property. Double indoor garage and driveway parking complete this outstanding opportunity, offering comfort, flexibility and long-term value in a prestigious location.

Two residences. One roof.

435 LAIRD -- Ground Floor Residence (~1,900 sq. ft. + ~1,000 sq. ft. lower level)

The ground floor residence is designed for both everyday living and entertaining. A generous, light-filled living room with a fireplace, a large formal dining room and a custom-designed kitchen that opens directly onto the landscaped garden and inground heated pool, so indoor and outdoor living connect easily. The main level has two bedrooms, including a primary suite with ensuite bathroom, plus a second full bathroom. The lower level adds a family room with a second fireplace, two bedrooms, one of which can serve as a home office and another full bathroom, giving the household plenty of room to grow, work and unwind.

433 LAIRD -- Upper Residence (~1,900 sq. ft.)

Just as spacious, the upper residence is filled with natural light throughout. It offers three bedrooms, including a primary suite with ensuite bathroom, a second full bathroom, a high-end kitchen, a large dining room and an inviting living room with a fireplace. It feels like a single-family home in its own right.

Finishes Throughout

Both residences have hardwood floors throughout, luxury kitchen and bathroom fittings, and premium appliances from Wolf, Miele, GE Monogram and Thermador.

Location

You can walk to what makes Town of Mount Royal so sought after: its parks, reputable schools, recreational facilities and public transit, including the new REM station.

Flexibility and Value

The property suits an owner-occupant, works well for multigenerational living, and also makes a strong income-generating investment.

The property is sold with the legal warranty of quality, except for the pool, its heater and its equipment and accessories.

The units

UNIT	TYPE	ROOMS	BEDROOMS	BATHROOMS	STATUS	RENTAL VALUE
—	Primary	15	7	5	—	—

Room details

TYPE	LEVEL	DIMENSIONS	FLOORING	DETAILS
Living room	1st floor	12.6 X 18.3 ft / 3.81 X 5.56 m	Wood	Gas Fireplace
Dining room	1st floor	11.8 X 15.8 ft / 3.56 X 4.78 m	Wood	—
Kitchen	1st floor	12.4 X 20.3 ft irr / 3.76 X 6.17 m irr	Ceramic tile	—
Family room	1st floor	12.4 X 13 ft / 3.76 X 3.96 m	Ceramic tile	—
Master bedroom	1st floor	11.7 X 15.7 ft / 3.53 X 4.75 m	Wood	—
Ensuite Bathroom	1st floor	3.4 X 9.5 ft / 1.02 X 2.87 m	Carpet	—
Bedroom	1st floor	11.8 X 12.4 ft / 3.56 X 3.76 m	Wood	—
Bathroom	1st floor	5.6 X 9.6 ft / 1.68 X 2.90 m	Ceramic tile	—
Family room	Basement	16.8 X 17.10 ft / 5.08 X 5.44 m	Wood	Electric Fireplace
Bedroom	Basement	11.7 X 13.8 ft / 3.53 X 4.17 m	Wood	—
Bedroom	Basement	11.6 X 11.6 ft / 3.51 X 3.51 m	Wood	—
Bathroom	Basement	5.8 X 8.6 ft irr / 1.73 X 2.59 m irr	Ceramic tile	—
Laundry	Basement	13 X 10.5 ft irr / 3.96 X 3.18 m irr	Ceramic tile	—
Mudroom	Basement	6.3 X 6.8 ft / 1.91 X 2.03 m	Ceramic tile	—
Utility/Workshop	Basement	12 X 16.11 ft / 3.66 X 5.16 m	Concrete	—
Living room	2nd floor	17.3 X 12.6 ft / 5.26 X 3.81 m	Wood	Gas Fireplace
Dining room	2nd floor	15.6 X 11.9 ft / 4.72 X 3.58 m	Wood	—
Kitchen	2nd floor	10 X 12 ft / 3.05 X 3.66 m	Ceramic tile	—
Master bedroom	2nd floor	16.6 X 11.9 ft / 5.03 X 3.58 m	Wood	—
Ensuite Bathroom	2nd floor	3.4 X 9.6 ft / 1.02 X 2.90 m	Ceramic tile	—
Bedroom	2nd floor	11.9 X 13.6 ft / 3.58 X 4.11 m	Wood	—
Bedroom	2nd floor	13.4 X 10.3 ft / 4.06 X 3.12 m	Wood	—
Bathroom	2nd floor	5.4 X 9.6 ft / 1.63 X 2.90 m	Ceramic tile	—
Laundry	2nd floor	5 X 6.9 ft / 1.52 X 2.06 m	Wood	—

Features

HEATING

Hot water, Convection baseboards, Electricity, Natural gas

AIR CONDITIONING

Central air conditioning, Wall-mounted air conditioning

FIREPLACE

Electric, Gas fireplace

WINDOWS

Wood/Aluminium, Guillotine

KITCHEN CABINETS

Wood

BATHROOM

Ensuite bathroom, Separate shower

BASEMENT

6 feet and more, Outdoor entrance, Finished basement

SECURITY

Alarm system

POOL

Heated, Inground

PARKING

Asphalt, Heated, Double width or more, Built-in, Electric garage door opener

SIDING

Stone

ROOFING

Asphalt shingles, Elastomeric membrane

FOUNDATION

Poured concrete

DETACHED / ATTACHED

Detached

FENCING

Fenced

LOT

Landscaped, Flat

NEARBY

Recreation Center, Highway, CEGEP, Daycare centre, Hospital, Metro, Park, Bicycle path, Elementary school, Réseau Express Métropolitain (REM), High school, Commuter train, Public transportation, University

WATER SUPPLY

Municipality

SEWAGE SYSTEM

Municipality

Inclusions

433 (upper): GE Monogram 36" refrigerator, Wolf 36" range, Venmar 36" stainless hood, Thermador dishwasher, Panasonic microwave/convection oven, GE Monogram wine cooler, InSinkErator disposal, Miele washer and dryer, blinds and curtains, alarm system. 435 (ground floor): Thermador 30" refrigerator, 24" freezer, 36" induction cooktop, 36" hood and double wall oven; InSinkErator disposal, LG washer and dryer, blinds and curtains, alarm system, pool equipment and heater, gazebo.

Exclusions

433 (upper): Tenant's belongings. 435 (ground floor): Wall-mounted TV in family room.

Rented equipment

Water heater

18.00 \$/mo

These items are under a separate rental contract the buyer will be required to assume.

Municipal assessment (2026)

Taxes & Fees (2026)

MUNICIPAL	9,923 \$
SCHOOL	1,455 \$
TOTAL	11,378 \$

ENERGY — ELECTRICITY	1,899 \$
ENERGY — GAS	2,324 \$
TAX — MUNICIPAL	9,923 \$
TAX — SCHOOL	1,455 \$
TAX — WATER	281 \$
TOTAL	15,882 \$



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z-435z-boulevard-laird-mont-roy
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Request more information



Residential Real Estate Broker

Authorized to practise real estate brokerage in the province of Québec.

Legal notices

Listing broker: John Verreault, Residential Real Estate Broker

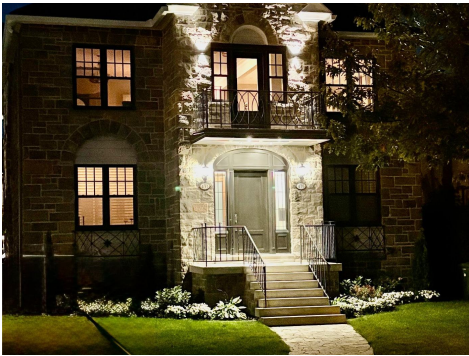
The seller has completed a seller's declaration; supporting documents are available on request.

The property is sold with the legal warranty of quality, subject to any exclusions stated in the description.

This sheet does not constitute an offer or a promise binding the seller, but an invitation to submit such offers or promises.

Information from Centris®, deemed reliable but not guaranteed.

Photos



Front of building



Front of building



Front of building



Living room — 435 Laird



Living room — 435 Laird



Living room — 435 Laird



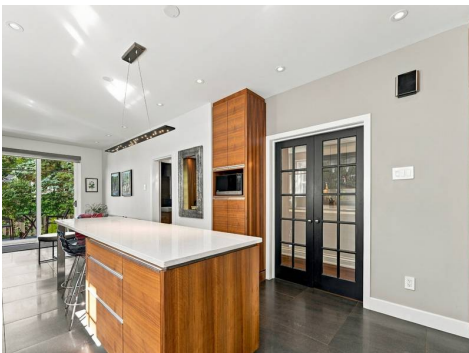
Dining room — 435 Laird



Dining room — 435 Laird



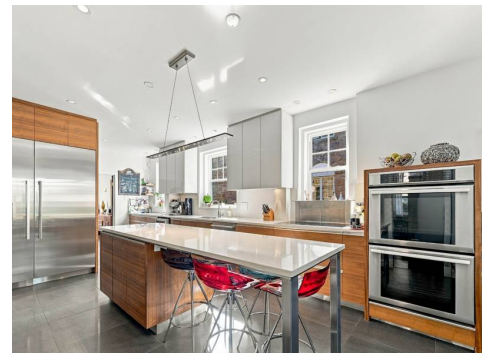
Kitchen — 435 Laird



Kitchen — 435 Laird



Kitchen — 435 Laird



Kitchen — 435 Laird



Kitchen — 435 Laird



Family room — 435 Laird



Family room — 435 Laird



Master bedroom — 435 Laird



Master bedroom — 435 Laird



435 Laird Ensuite Bathroom



Bedroom — 435 Laird



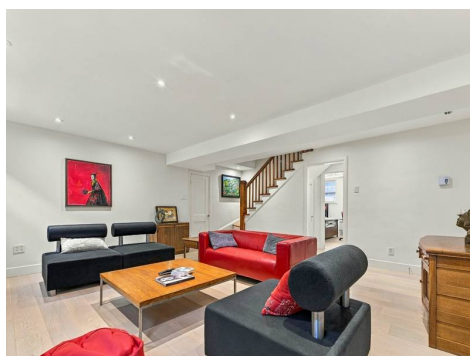
Bedroom — 435 Laird



Bathroom — 435 Laird



Family room — 435 Laird



Family room — 435 Laird



Family room — 435 Laird



Bedroom — 435 Laird



Office — 435 Laird



Bathroom — 435 Laird



Laundry — 435 Laird



Courtyard



Pool



Pool



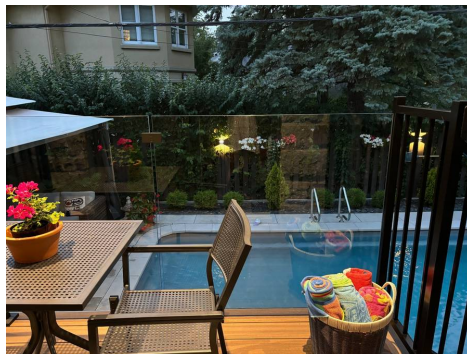
Courtyard



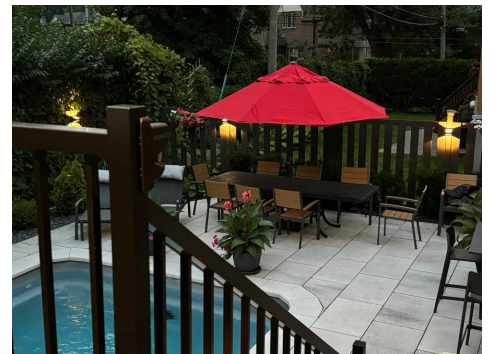
Courtyard



Pool



Balcony



Courtyard



Entry



Living room — 433 Laird



Dining room — 433 Laird



Living room — 433 Laird



Family room — 433 Laird



Kitchen — 433 Laird



Kitchen — 433 Laird



Kitchen — 433 Laird



Kitchen — 433 Laird



Kitchen — 433 Laird



Master bedroom — 433 Laird



Master bedroom — 433 Laird



433 Laird Ensuite Bathroom



Bedroom — 433 Laird



Bedroom — 433 Laird



Bathroom — 433 Laird



Laundry — 433 Laird



Office — 433 Laird



Office — 433 Laird



Mudroom — 433 Laird



Mudroom — 433 Laird



Balcony — 433 Laird



Balcony — 433 Laird



Back of building



Back of building