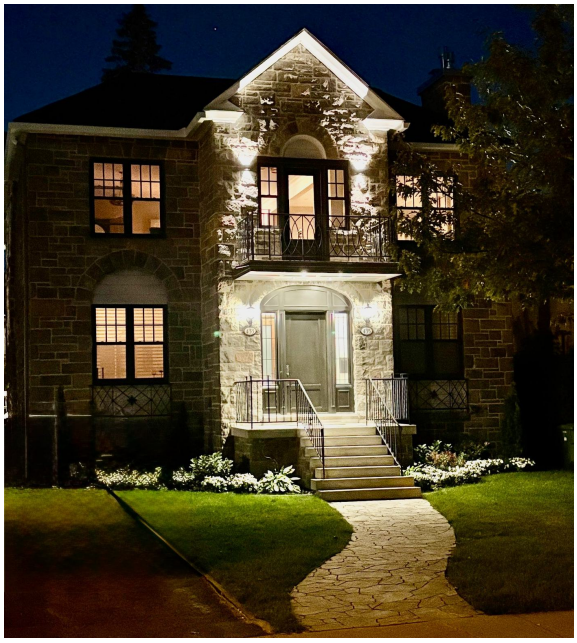
DUPLEX FOR SALE

# 433-435 Boul. Laird, Mont-Royal

## 3,250,000 $ CAD

Centris No. 24730080





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

## Overview

| | | |
|---|---|---|
| BUILDING TYPE<br>Duplex | YEAR BUILT<br>1939 | UNITS<br>2 |
| PARKING<br>Garage (2) — 20 X 21 ft / 6.10 X 6.40 m · Driveway (1) | LIVING AREA<br>3,795 sqft | LOT<br>6,298 sqft |
| ZONING<br>Residential | POOL<br>Yes | CENTRIS NO.<br>24730080 |

## 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 |
|---|---|---|---|---|---|---|
| 435 | 9 1/2 | 9 | 4 | 3 | Vacant | 6,500 $/mo potential |
| 433 | 6 1/2 | 6 | 3 | 2 | Occupied | — |

# Room details

## Unit 435

| 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 | Wood | — |
| Family room | 1st floor | 12.4 X 13 ft / 3.76 X 3.96 m | Wood | — |
| 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 | Ceramic tile | — |
| 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 | — |

## Unit 433

| TYPE | LEVEL | DIMENSIONS | FLOORING | DETAILS |
|---|---|---|---|---|
| Living room | 2nd floor | 17.3 X 12.6 ft irr / 5.26 X 3.81 m irr | Wood | Gas Fireplace |
| Dining room | 2nd floor | 15.6 X 11.9 ft irr / 4.72 X 3.58 m irr | 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 irr / 1.52 X 2.06 m irr | 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

**BASEMENT**
6 feet and more, Outdoor entrance, Finished basement

**SECURITY**
Alarm system

**POOL**
Heated, Inground

**PARKING**
Asphalt, Heated, Double width or more, Built-in

**SIDING**
Wood, Stone

**ROOFING**
Asphalt shingles, Elastomeric membrane

**FOUNDATION**
Poured concrete

**DETACHED / ATTACHED**
Detached

**BUILDING USE**
Residential

**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

**AMENITIES**
Balcony/terrace, Yard, Outdoor pool

## 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.*

# Financial details

## Municipal assessment (2026)

| | |
|---|---|
| LAND | 1,111,700 $ |
| BUILDING | 764,100 $ |

## Taxes & Fees (2026)

| | |
|---|---|
| MUNICIPAL | 9,923 $ |
| SCHOOL | 1,455 $ |
| TOTAL | 11,378 $ |

## Expenses

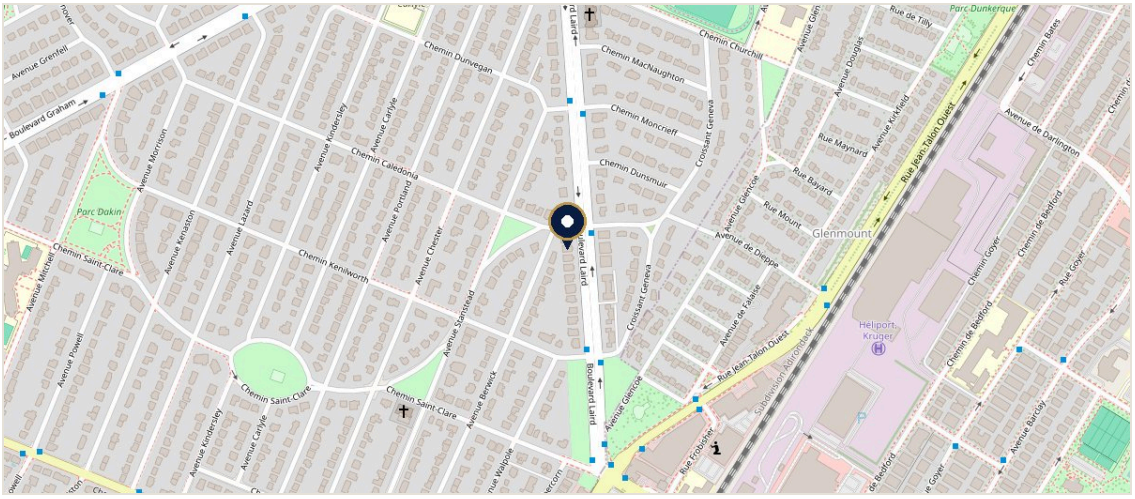
| | |
|---|---|
| ENERGY — ELECTRICITY | 1,899 $ |
| ENERGY — GAS | 2,324 $ |
| GENERAL — INSURANCE | 7,545 $ |
| GENERAL — LAWN | 1,448 $ |
| TAX — MUNICIPAL | 9,923 $ |
| TAX — SCHOOL | 1,455 $ |
| TAX — WATER | 281 $ |
| TOTAL | 24,875 $ |

## Income

| | |
|---|---|
| POTENTIAL GROSS REVENUE | 124,800 $/yr |
| PRICE PER UNIT | 1,625,000 $ |

*May include a potential rental value for one or more vacant units, not confirmed actual income.*

# Location




About 1 km around the property · © OpenStreetMap contributors

**Photos, video and contact online**

johnverreault.com/en/listings/433-435-boulevard-laird-mont-royal

# Request more information



## John Verreault

Residential Real Estate Broker

514-501-4388 · info@johnverreault.com · johnverreault.com

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.

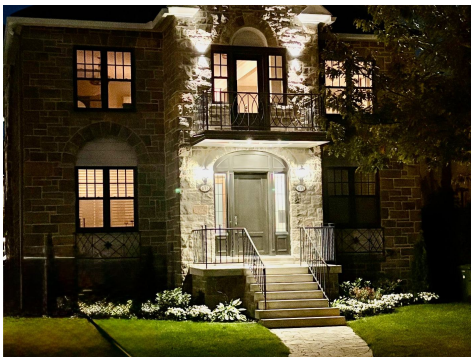
The property is sold with the legal warranty of quality, subject to any exclusions stated in the description.

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

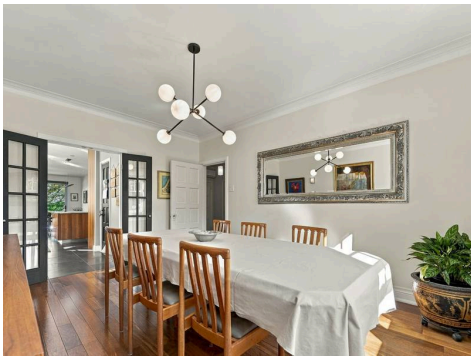

Front of building

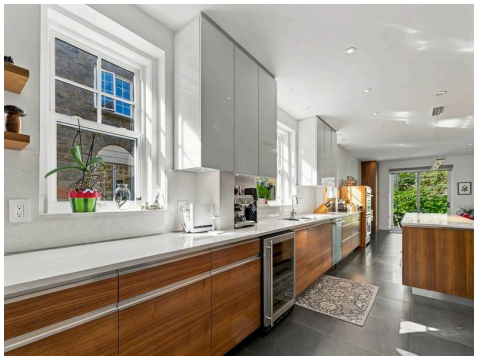

Living room — 435 Laird

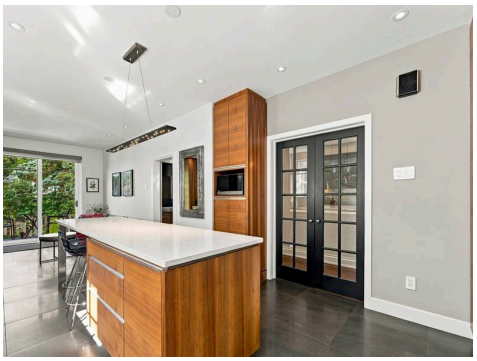

Living room — 435 Laird

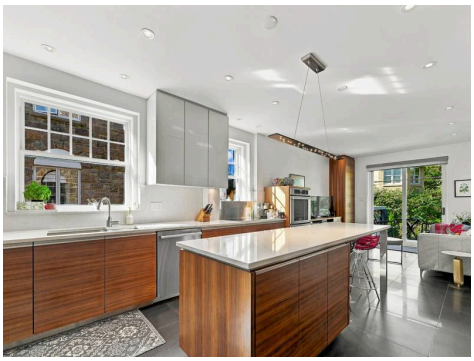

Living room — 435 Laird


Dining room — 435 Laird


Dining room — 435 Laird


Kitchen — 435 Laird


Kitchen — 435 Laird


Kitchen — 435 Laird

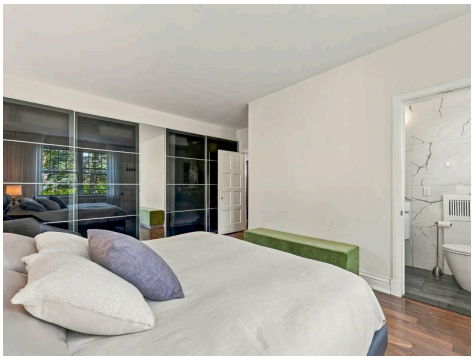

Kitchen — 435 Laird

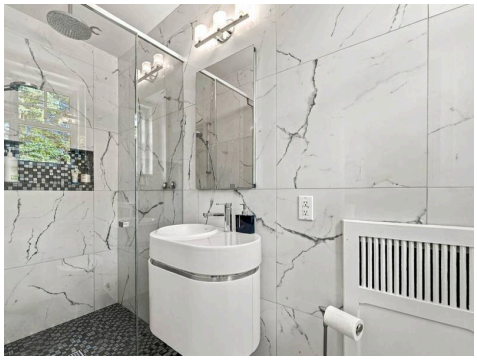

Kitchen — 435 Laird


Family room — 435 Laird


Family room — 435 Laird


Master bedroom — 435 Laird


Master bedroom — 435 Laird

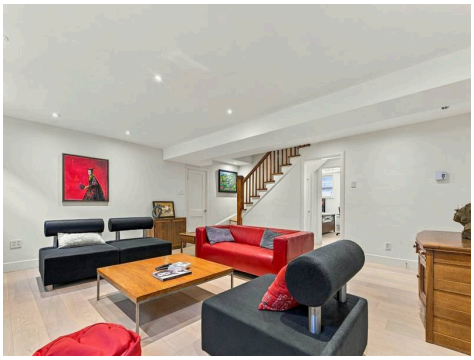

Master bathroom — 435 Laird


Bedroom — 435 Laird


Bedroom — 435 Laird


Bathroom — 435 Laird

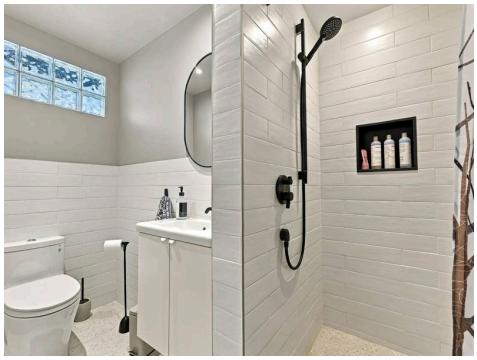

Family room — 435 Laird


Family room — 435 Laird


Family room — 435 Laird


Bedroom — 435 Laird

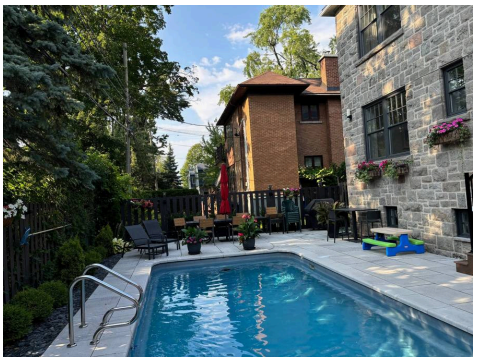

Office — 435 Laird


Bathroom — 435 Laird

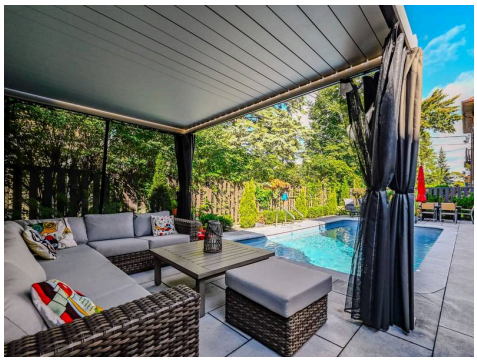

Laundry — 435 Laird


Courtyard — 435 Laird

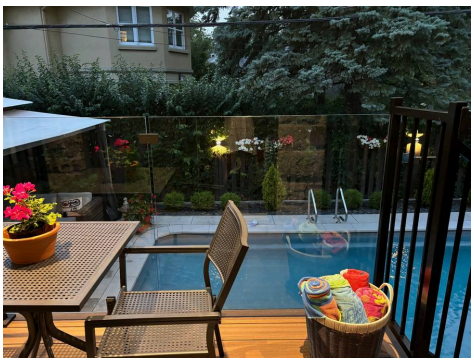

Pool — 435 Laird

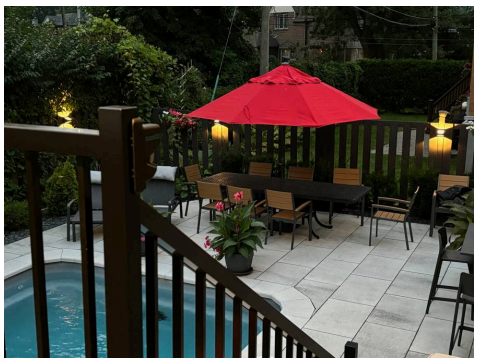

Pool — 435 Laird


Courtyard — 435 Laird


Courtyard — 435 Laird


Pool — 435 Laird


Patio — 435 Laird


Patio — 435 Laird


Exterior

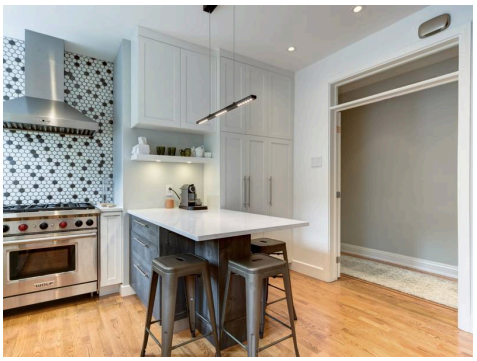

Living room — 433 Laird

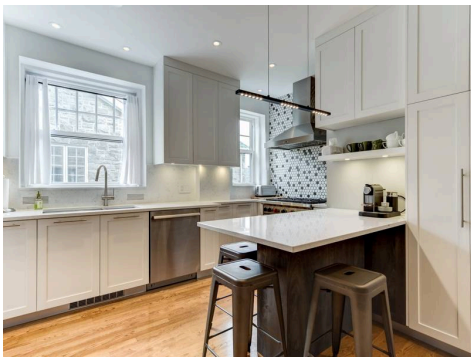

Living room — 433 Laird


Living room — 433 Laird

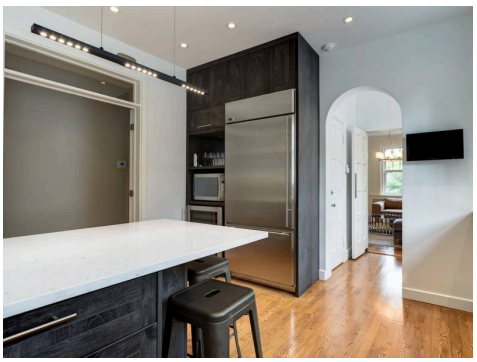

Dining/Family Room - 433 Laird


Kitchen — 433 Laird


Kitchen — 433 Laird


Kitchen — 433 Laird


Kitchen — 433 Laird


Kitchen — 433 Laird


Master bedroom — 433 Laird


Master bedroom — 433 Laird


Master bathroom — 433 Laird


Bedroom — 433 Laird


Bedroom — 433 Laird

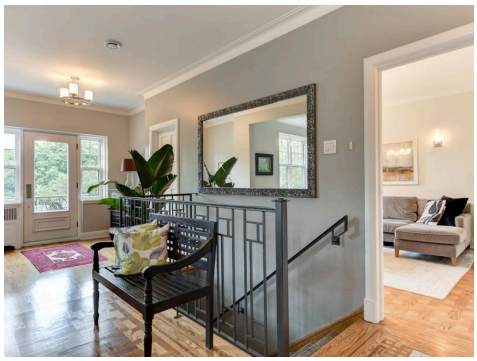

Bathroom — 433 Laird

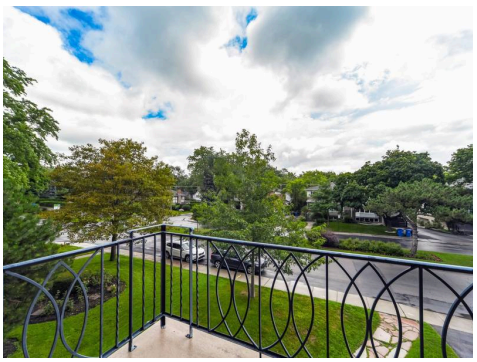

Laundry — 433 Laird


Office — 433 Laird


Office — 433 Laird

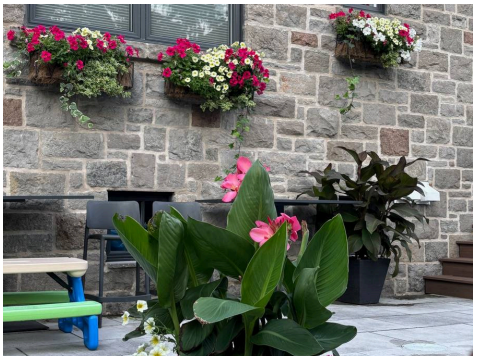

Mudroom — 433 Laird


Mudroom — 433 Laird


Balcony — 433 Laird


Balcony — 433 Laird


Back of building — 435 Laird



Patio — 435 Laird