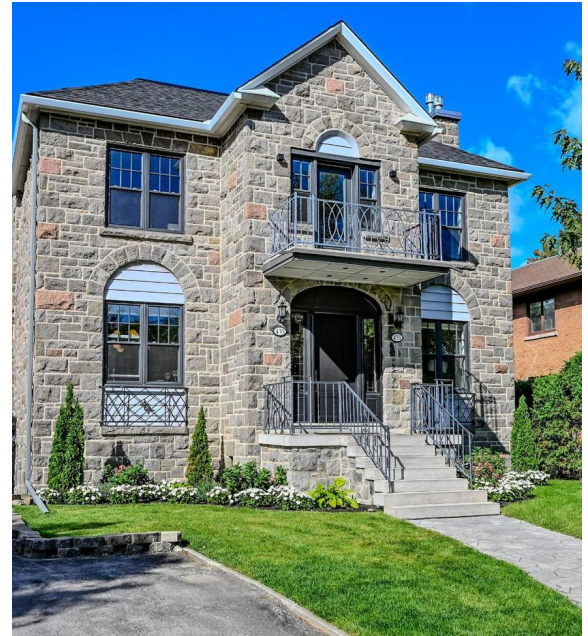


DUPLEX FOR SALE

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

Duplex

YEAR BUILT

1939

UNITS

2

PARKING

Garage (2) • Driveway (1)

LIVING AREA

3,795 sqft

LOT

6,298 sqft

POOL

Yes

CENTRIS NO.

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.

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

Alarm system

Water heater

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

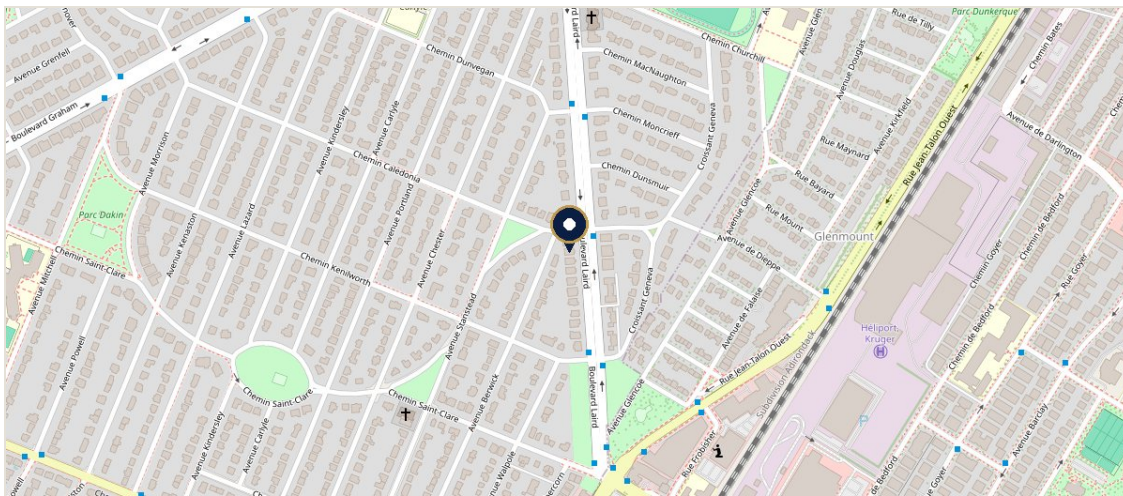
ENERGY — ELECTRICITY	1,899 \$
ENERGY — GAS	2,324 \$
GENERAL — INSURANCE	7,545 \$
GENERAL — LAWN	1,448 \$
TAX — MUNICIPAL	9,923 \$
TAX — SCHOOL	1,455 \$
TAX — WATER	281 \$
TOTAL	24,875 \$

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



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

Photos



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



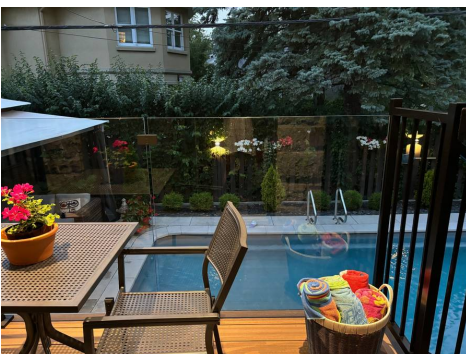
Courtyard — 435 Laird



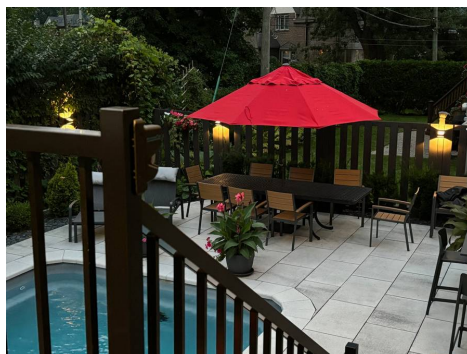
Courtyard — 435 Laird



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



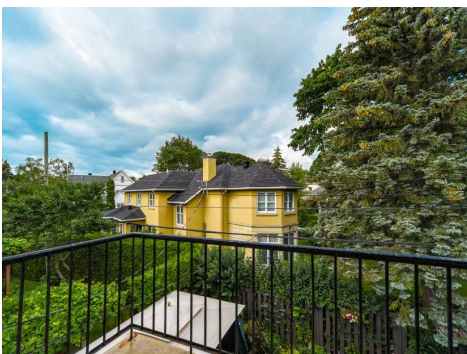
Mudroom — 433 Laird



Mudroom — 433 Laird



Balcony — 433 Laird



Balcony — 433 Laird



Back of building — 435 Laird



Patio — 435 Laird