



REAL ESTATE GUERRILLAS

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INFORMATION SHEET

LA FLORISSANTE COURTS

BRIEF

La Florissante Courts is a four (4) apartment building conveniently located in the plains of La Florissante gardens. The building is situated in a cul de sac of a quiet neighbourhood in a mature, residential area on Lappe Avenue on a lot of 6651 sq ft.

The building consists of 4 2-bedroom apartments, each at 800sq ft. Each apartment boasts of a living and dining area, kitchen, bathroom and laundry room. Each bedroom is air-conditioned with a closet in the Master bedroom. Hot and cold water are available in the bathroom and laundry which is outfitted for a washer and dryer. Each bedroom is sized at 11' 5¹/₄" x 10' 6" sq ft. The kitchen has hard top surface and breakfast counter.

Parking available for six vehicles but up to 8 can be accommodated on the compound. Secure fencing with an automatic gate to ensure security. Sufficient water storage available on the compound with three 1000 gallon tanks and pump. Common outdoor space available for outdoor living.

Dimensions for other rooms are:

Living/ Dining 15' 11" x 11' 2" sq ft

Kitchen 11' 11" x 11' 2" sq ft

Bathroom 6' 11" x 5' 6" sq ft

Tenant Rules/ Guidelines

1. 2 year lease agreements preferred but 1 year lease accepted
2. Utilities – electricity and internet and cable are paid by the tenant
3. No pets allowed on the compound
4. Rent to be deposited in a specified bank account no later than the last day of the month