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Centris® No. 20862042 (Active)



\$529,000

47 Rue Apple Hill
Baie-d'Urfé
H9X 3H3

Region Montréal
Neighbourhood East
Near Rue Victoria
Body of Water

Property Type	Split-level	Year Built	1956
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	49.3 X 36.1 ft	Repossession	
Living Area	2,000 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2010)
Lot Size	105 X 144.4 ft	File Number	
Lot Area	15,331.03 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	1 558 017	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2017	Municipal	\$2,760 (2017)	Common Exp.	
Lot	\$270,600	School	\$900 (2017)	Electricity	
Building	\$200,200	Infrastructure		Oil	
		Water		Gas	
Total	\$470,800	Total	\$3,660	Total	

Room(s) and Additional Space(s)					
No. of Rooms	8	No. of Bedrooms	3+1	No. of Bathrooms and Powder Rooms	3+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	20.6 X 13 ft	Wood	Fireplace-Stove.	
GF	Dining room	12 X 11.6 ft	Wood		
GF	Kitchen	15.6 X 11 ft	Ceramic		
GF	Family room	11 X 18.6 ft	Wood		
GF	Master bedroom	11 X 12 ft	Wood	walk in closet + ensuite	
GF	Bedroom	8 X 11 ft	Wood		
GF	Bedroom	8 X 12.6 ft	Wood		
GF	Bedroom	9.6 X 9 ft	Wood		
BA1	Laundry room	13 X 10.6 ft	Ceramic	+ bathroom	
BA2	Playroom	16 X 23 ft	Laminate floor		
BA2	Bedroom	9.6 X 9 ft	Laminate floor		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parking	Driveway (3), Garage (2)
Siding		Driveway	
Windows		Garage	Double width or more
Window Type		Carpport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topograpy	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	laundry room (1st level/Ground floor)	View	
Fireplace-Stove		Proximity	CEGEP, Commuter train, Elementary school, High school, Highway
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central heat pump	Energy efficiency	

Inclusions

Exclusions

Broker - Remarks

This spacious family home is "turn-key" and well located on a mature lot with newly landscaped walkway. Unique four bedroom split level with renovated open concept kitchen.

Addendum

Large bright living room open to dining room with step down to family room extension.
Bedroom level features four bedrooms, including a master bedroom with renovated ensuite bathroom and walk-in closet and renovated family bathroom.
Grade level two car garage with entrance to mudroom, laundry room and full bath.
Down to a completely renovated basement with family room, fifth bedroom and workshop.
New roof to be completed by seller prior to closing.
Property tax amounts to be confirmed.

Sale with legal warranty

Seller's Declaration

Yes SD-69691

Source

IMMEUBLES DEAKIN REALTY, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises.



Exterior



Other



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Family room



Hall



Master bedroom



Master bedroom



Master bedroom



Bedroom



Bedroom



Bathroom



Laundry room



Basement



Basement



Bedroom



Backyard



Backyard



Backyard