

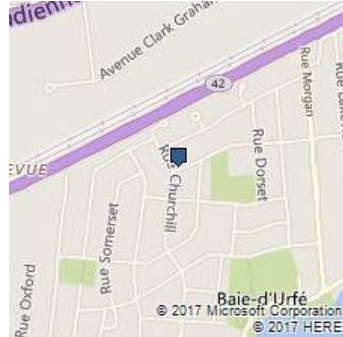


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Centris® No. 23506995 (Active)



\$614,900

**5 Place Victoria
 Baie-d'Urfé
 H9X 2G7**

Region Montréal
Neighbourhood West
Near Churchill
Body of Water

Property Type	Split-level	Year Built	1956
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	60.11 X 26.1 ft irr	Repossession	
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2016)
Lot Size	150 X 100 ft	File Number	
Lot Area	14 999.5 sqft	Occupancy	77 days PP/PR Accepted
Cadastre	1557128 Quebec	Deed of Sale Signature	75 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2017	Municipal	\$2,996 (2017)	Common Exp.	
Lot	\$264,800	School	\$875 (2016)	Electricity	\$1,145
Building	\$227,200	Infrastructure		Oil	\$1,163
		Water		Gas	
Total	\$492,000	Total	\$3,871	Total	\$2,308

Room(s) and Additional Space(s)					
No. of Rooms	9	No. of Bedrooms	4+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
2	Entrance	6.11 X 5.3 ft	Wood		
2	Living room	19.5 X 13.4 ft	Wood	Fireplace-Stove. Bay window	
2	Dining room	12.7 X 10.4 ft	Wood	Bay window	
2	Kitchen	15.2 X 11.4 ft	Wood	Island, granite, patio door	
3	Master bedroom	13.3 X 11.10 ft	Wood	With ensuite bathroom	
3	Bathroom	7.9 X 5.9 ft	Tiles	Shower	
3	Bedroom	11.8 X 9.6 ft	Wood		
3	Bedroom	11.6 X 9.3 ft	Wood		
3	Bedroom	13.1 X 11.6 ft	Wood		
3	Bathroom	11.6 X 4.9 ft	Tiles	New! 2 sinks with granite	
GF	Family room	22.2 X 9.11 ft	Carpet	Door to back yard	
GF	Powder room	5.11 X 2.6 ft	Tiles		

BA1	Playroom	16.6 X 10.7 ft	Carpet
BA1	Laundry room	10.9 X 5.7 ft	Linoleum
BA1	Storage	11.10 X 7 ft	Linoleum
Additional Space			Size
Garage			21.9 X 18.6 ft

Features

Sewage System	Disposal field, Septic tank	Rented Equip. (monthly)	
Water Supply	Municipality, With water meter	Renovations	Heating - 2009 (\$1), Kitchen - 2010 (\$1), Insulation - 2000 (\$1), Roof covering - 2014 (\$1), Bathroom - 2017 (\$1), Heat Pump - 2015 (\$1)
Foundation	Poured concrete	Pool	
Roofing	Elastomeric membrane	Parking	Driveway (4), Garage (2)
Siding	Brick, Vinyl	Driveway	Asphalt
Windows	PVC	Garage	Built-in, Double width or more
Window Type		Carport	
Energy/Heating	Dual energy, Electricity, Heating oil	Lot	Landscaped
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	laundry (Basement 1)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation, University, Yacht club, pool, tennis, curling
Kitchen Cabinets	Wood	Building's Distinctive Features	
Equipment/Services	Central air conditioning, Electric garage door opener, Alarm system, Central heat pump	Energy efficiency	

Inclusions

All blinds, living and dining room window treatments, fixed electrical light fixtures, fridge, stove, dishwasher, microwave, washer, dryer, electric garage opener, alarm system, work bench in garage, bookshelves in office/BR.

Exclusions

Broker - Remarks

Beautiful updated split-level on a magnificent private property in a prime Baie d'Urfe location. Walking distance to schools, shopping, train, community facilities (pool, tennis, boating, curling, skating, lakefront parks, Red Barn activities) close to JAC, MAC & Ste. Anne's Village. Wonderful family home in move-in condition! Don't miss out!

Addendum

*****Welcome to 5 Victoria Place, Baie d'Urfe*****

Spacious split-level home with semi-cathedral ceilings throughout.

Living room with bay window and full wall brick fireplace, open to spacious dining room.

Gorgeous newer kitchen (fully equipped) with centre island and plenty of cupboards and work area. Patio doors to private multi-level deck overlooking beautifully landscaped property.

Upstairs has 4 good sized bedrooms, New family bathroom with double sinks. Master bedroom has shower ensuite.

Ground level den with patio doors to garden, powder room and access to double garage. Down from den to finished basement with playroom, storage, laundry room etc.

Improvements to note:

Roof (commercial style membrane)

Windows & doors

Heat pump

Furnace

Siding with new insulation (note low energy costs)

Kitchen

Main bathroom

Deck

Sale with legal warranty

Seller's Declaration

Yes SD-37869

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.



Frontage



Frontage



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Hall



Bathroom



Master bedroom



Master bedroom



Bedroom



Bedroom



Office



Family room



Family room



Powder room



Basement



Patio



Back facade



Garden