



**Susan E. Woods**, Certified Real Estate Broker AEO  
**IMMEUBLES DEAKIN REALTY**  
 Real Estate Agency  
 332, Lakeshore  
 Pointe-Claire (QC) H9S 4L7  
<http://www.deakinrealty.ca>

514-502-3885 / 514-695-2575  
 Fax : 514-695-5690  
[susan@deakinrealty.ca](mailto:susan@deakinrealty.ca)



**Centris® No.** 15205685 (Active)



**\$589,000**

**29 Av. Pacific  
 Senneville  
 H9X 1A4**

**Region** Montréal  
**Neighbourhood**  
**Near** Tunstall  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1945
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	30.1 X 35.2 ft	<b>Repossession</b>	
<b>Living Area</b>	1,759 sqft	<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2005)
<b>Lot Size</b>	100 X 155 ft	<b>File Number</b>	
<b>Lot Area</b>	15,515 sqft	<b>Occupancy</b>	45 days PP/PR Accepted
<b>Cadastre</b>	1977044	<b>Deed of Sale Signature</b>	45 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2017	<b>Municipal</b>	\$1,963 (2017)	<b>Common Exp.</b>	
<b>Lot</b>	\$187,400	<b>School</b>	\$856 (2017)	<b>Electricity</b>	
<b>Building</b>	\$283,100	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$470,500	<b>Total</b>	\$2,819	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>				
<b>No. of Rooms</b>		<b>No. of Bedrooms</b>		<b>No. of Bathrooms and Powder Rooms</b>
7		3+1		2+0
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>
GF	Living room	16 X 13.6 ft	Wood	Fireplace-Stove.
GF	Dining room	12.6 X 11.6 ft	Wood	
GF	Kitchen	15.6 X 14.6 ft	Tiles	
GF	Family room	12 X 8 ft	Wood	
GF	Bathroom	6.6 X 6.6 ft	Ceramic	
2	Master bedroom	16 X 13.6 ft	Wood	
2	Bedroom	13 X 11.6 ft	Wood	
2	Bedroom	13.6 X 11 ft	Wood	Fireplace-Stove.
2	Bathroom	11.6 X 7.6 ft	Ceramic	
BA1	Family room	16.5 X 12.5 ft	Laminate floor	
BA1	Bedroom	12.5 X 11 ft	Laminate floor	
<b>Additional Space</b>			<b>Size</b>	

Garage	22 X 11 ft
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### Features

<b>Sewage System</b>	Disposal field, Septic tank	<b>Rented Equip. (monthly)</b>	Water heater - 1 (\$12)
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	Inground
<b>Roofing</b>	Asphalt shingles	<b>Parking</b>	Driveway (4), Garage (1)
<b>Siding</b>	Stone, Wood	<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	Detached, Single width
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Natural gas	<b>Lot</b>	Landscaped
<b>Heating System</b>	Hot water	<b>Topography</b>	Flat
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Laundry room (Basement 1)	<b>View</b>	
<b>Fireplace-Stove</b>	Wood fireplace	<b>Proximity</b>	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Golf, High school, Highway, Park, Public transportation, University
<b>Kitchen Cabinets</b>	Wood	<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Electric garage door opener, Alarm system	<b>Energy efficiency</b>	

### Inclusions

Fridge, stove, dishwasher, washer, dryer, freezer in basement, alarm system, garage remote, pool equipment, light fixtures and window coverings.

### Exclusions

Dining room light fixture, hot water heater (leased)

### Broker - Remarks

This is The HOME you have been waiting for! A beautifully maintained and decorated 'Quintessential' 1945 Senneville stone cottage with gracious and elegant rooms for entertaining and daily living. Very special location within walking distance to train & village of Ste. Anne de Bellevue. Close to JAC and MAC.

### Addendum

French doors from the dining room open onto a cozy den with views over the very private south facing back garden and in-ground pool. Wonderful equipped 'cooks kitchen' with terra cotta flooring, centre island, lots of storage and work space. The main floor powder room also has a shower. A king-sized master bedroom with great closet space, a large guest room and cozy 3rd bedroom plus a beautifully re-done bathroom make up the 2nd floor. The finished basement has a family room and 4th bedroom plus a large laundry and storage area. Heating and hot water is with natural gas.

The Village of Senneville is a small, quiet close-knit community with easy access to both major highways...one of the "best kept secrets" of Montreal. Membership to the nearby community centre with tennis and pool is included in the municipal taxes. Senneville Yacht Club is close by as well as Braeside Golf Club.

### Sale without legal warranty of quality, at the buyer's risk

### Seller's Declaration

Yes SD-75705

### 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



Exterior



Hall



Living room



Living room



Kitchen



Kitchen



Dining room





Dining room



Family room



Family room



Bathroom



Master bedroom



Bedroom



Bedroom



Bathroom





Bathroom



Playroom



Bedroom



Laundry room



Backyard



Backyard



Backyard



Backyard