

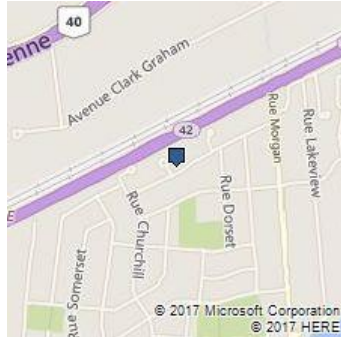


Rebecca Lewis, Real Estate Broker
IMMEUBLES DEAKIN REALTY
 Real Estate Agency
 332, Lakeshore
 Pointe-Claire (QC) H9S 4L7
<http://www.deakinrealty.ca>

514-518-3388 / 514-695-2575
 Fax : 514-695-5690
rebecca@deakinrealty.ca



Centris® No. 21859459 (Active)



\$389,000

681 Rue Surrey
Baie-d'Urfé
H9X 2E8

Region Montréal
Neighbourhood West
Near Jean-de-Lalonde
Body of Water

Property Type	Two or more storey	Year Built	1992
Building Type	Semi-detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	23 X 37 ft	Repossession	
Living Area	1,663 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2006)
Lot Size	73.2 X 26.6 ft	File Number	
Lot Area	1,943 sqft	Occupancy	2017-12-18
Cadastre	1556122 (Private) & 1556119	Deed of Sale Signature	2017-12-15
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2017	Municipal	\$1,975 (2017)	Common Exp.	
Lot	\$138,000	School	\$566 (2017)	Electricity	\$1,583
Building	\$181,800	Infrastructure		Oil	
		Water		Gas	
Total	\$319,800	Total	\$2,541	Total	\$1,583

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms	3+0	No. of Bathrooms and Powder Rooms	1+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	14.6 X 13.6 ft	Parquetry	Fireplace-Stove.	
GF	Dining room	11.6 X 11 ft	Parquetry		
GF	Kitchen	12.6 X 9 ft	Ceramic		
GF	Dinette	11 X 9.6 ft	Ceramic	patio dors to deck	
2	Master bedroom	18.6 X 12 ft	Carpet	door to bathrm	
2	Bedroom	13 X 9.6 ft	Carpet		
2	Bedroom	13.6 X 9.6 ft	Carpet		
BA1	Family room	21 X 13 ft	Carpet		
Additional Space			Size		
Garage			20 X 13 ft		

Features	
Sewage System	Municipality
Rented Equip. (monthly)	Water heater - 1 (\$15)

Water Supply	Municipality, With water meter	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parking	Driveway (4), Garage (1)
Siding	Aggregate	Driveway	Asphalt
Windows		Garage	Built-in, Single width
Window Type	Casement	Carport	
Energy/Heating	Electricity	Lot	Landscaped
Heating System	Electric baseboard units	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Separate shower	Water (access)	
Washer/Dryer (installation)	Kitchen (1st level/Ground floor)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, CEGEP, Commuter train, Elementary school, High school, Highway, Park, Public transportation, University, Shopping centre
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Wall-mounted air conditioning, Electric garage door opener	Energy efficiency	

Inclusions

Dishwasher, wall-mounted A/C, central vac with accessories, alarm system hardware, electric garage door opener, lightfixtures, all window coverings.

Exclusions

Hot water tank is leased

Addendum

*****WELCOME TO 681 SURREY*****

Rare on the market, this spacious townhouse is an end unit with lots of light and plenty of room. Impeccably maintained, updated and affordable! Convenient location within walking distance to the Baie d'Urfe shopping centre, commuter train, buses, schools, parks and playgrounds. Close to John Abbott Cegep and MacDonald Campus.

Low taxes and operating costs and no condo fees! Technically designated as a divided condo, there are no condo fees. The only expense the owners (681,683,685 Surrey) share is the building insurance.

This end townhouse has over 8,000 sf of land for it's exclusive use. There is a declaration of co-ownership which is attached to the listing. The townhouse is also hooked up to a municipal sewage system unlike the majority of Baie d'Urfe properties.

Baie d'Urfe is a small, well-run town with waterfront parks, local swimming pool, tennis club, yacht and boating clubs, curling club and an active community spirit.

Sale with legal warranty

Seller's Declaration

Yes SD-75590

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



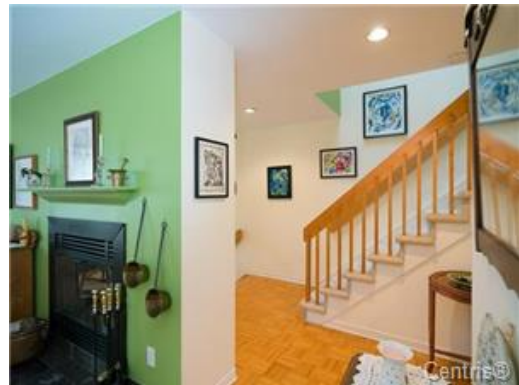
Hall



Hall



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Dinette



Dinette



Powder room



Master bedroom



Master bedroom



Bedroom



Bedroom



Bathroom



Bathroom



Basement



Backyard



Backyard



Backyard