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**Centris® No.** 10360085 (Active)



**\$1,095,000**

**108-108A Ch. de Senneville**  
**Senneville**  
**H9X 1B9**

**Region** Montréal  
**Neighbourhood**  
**Near** Yacht Club  
**Body of Water** Lac des Deux Montagnes

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1888, Historic
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	35.5 X 82.1 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2016)
<b>Lot Size</b>	424.3 X 343.8 ft irr	<b>File Number</b>	
<b>Lot Area</b>	116,206 sqft	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Cadastre</b>	1976923	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2018	<b>Municipal</b>	\$11,586 (2017)	<b>Common Exp.</b>	
<b>Lot</b>	\$1,005,200	<b>School</b>	\$2,144 (2017)	<b>Electricity</b>	
<b>Building</b>	\$264,100	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$1,269,300	<b>Total</b>	\$13,730	<b>Total</b>	

Room(s) and Additional Space(s)					
No. of Rooms	11	No. of Bedrooms	5+0	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	24 X 33 ft	Carpet	Fireplace-Stove.	
GF	Family room	17 X 16.6 ft	Carpet	Fireplace-Stove.	
GF	Kitchen	21.6 X 10.6 ft	Linoleum		
GF	Dining room	15.6 X 13 ft	Wood	Fireplace-Stove.	
GF	Veranda	15 X 14 ft	Wood		
2	Master bedroom	24 X 17 ft	Wood		
2	Bedroom	23 X 11.6 ft	Wood		
2	Bedroom	17 X 14 ft	Wood		
2	Bedroom	11 X 9 ft	Wood		
2	Bedroom	13 X 11 ft	Wood		
2	Mezzanine	14 X 9 ft	Wood		
BA1	Cellar/Cold room	25 X 15 ft	Concrete		

<b>Additional Space</b> Garage	<b>Size</b> 42.6 X 22.4 ft irr
<b>Features</b>	
<b>Sewage System</b>	Municipality
<b>Water Supply</b>	Municipality
<b>Foundation</b>	
<b>Roofing</b>	Asphalt shingles
<b>Siding</b>	Stone
<b>Windows</b>	Wood
<b>Window Type</b>	
<b>Energy/Heating</b>	Electricity
<b>Heating System</b>	Electric baseboard units
<b>Basement</b>	6 feet and more, Crawl space, Unfinished
<b>Bathroom</b>	
<b>Washer/Dryer (installation)</b>	
<b>Fireplace-Stove</b>	Wood fireplace
<b>Kitchen Cabinets</b>	Wood
<b>Equipment/Services</b>	
	<b>Rented Equip. (monthly)</b>
	<b>Renovations</b>
	<b>Pool</b>
	<b>Parking</b>
	<b>Driveway</b>
	<b>Garage</b>
	<b>Carport</b>
	<b>Lot</b>
	<b>Topography</b>
	<b>Distinctive Features</b>
	<b>Water (access)</b>
	<b>View</b>
	<b>Proximity</b>
	<b>Building's Distinctive Features</b>
	<b>Energy efficiency</b>
<b>Inclusions</b>	
None	
<b>Exclusions</b>	
None	
<b>Broker - Remarks</b>	
Large waterfront estate on the shore of Lake of Two Mountains. Over 115,000 sf with 350' of frontage. This property is an opportunity for the sophisticated buyer to renovate and remodel to their tastes.	
<b>Addendum</b>	
Known as "Stoneleigh", the original stone cottage dates to 1888 and is one of the best examples of a traditional West Island country house. The main house has since been extended and now boasts over 5000 sf of living space. Also on the property is a gate cottage (approx. 1300 sf bungalow) and a large detached garage with a studio apartment above. Expansive grounds with wooded area, lawns, gardens and several dry stone walls. The property is adjacent to Senneville Yacht Club and a short distance to shops and restaurants in Sainte-Anne-de-Bellevue village, with easy access to highway 40.	
<b>Sale without legal warranty of quality, at the buyer's risk</b>	
<b>Seller's Declaration</b>	Yes SD-90929
Cultural, historic or natural property	
<b>Source</b>	
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



Aerial photo



Exterior



Exterior



Backyard



Backyard



Backyard



Backyard



Backyard



Other



Garage



Wooded area



Aerial photo



Aerial photo



Aerial photo



Aerial photo



Aerial photo



Aerial photo