



**Nancy Kemp Deakin**, Certified Real Estate Broker  
**IMMEUBLES DEAKIN REALTY**  
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**Centris® No.** 11109869 (Active)



**\$898,000**

**27 Rue Apple Hill**  
**Baie-d'Urfé**  
**H9X 3H1**

**Region** Montréal  
**Neighbourhood** East  
**Near** Chestnut  
**Body of Water**

<b>Property Type</b>	Bungalow	<b>Year Built</b>	1955
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	60.1 X 49.4 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>	2,333 sqft	<b>Trade possible</b>	
<b>Building Area</b>	2,333 sqft	<b>Cert. of Loc.</b>	Yes (2003)
<b>Lot Size</b>	100 X 150 ft	<b>File Number</b>	
<b>Lot Area</b>	15,000 sqft	<b>Occupancy</b>	90 days PP/PR Accepted
<b>Cadastre</b>	1558152	<b>Deed of Sale Signature</b>	90 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2018	<b>Municipal</b>	\$4,672 (2018)	<b>Common Exp.</b>	
<b>Lot</b>	\$264,800	<b>School</b>	\$1,324 (2017)	<b>Electricity</b>	
<b>Building</b>	\$467,500	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$732,300	<b>Total</b>	\$5,996	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
<b>No. of Rooms</b>	9	<b>No. of Bedrooms</b>	4+0	<b>No. of Bathrooms and Powder Rooms</b>	2+0
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
GF	Living room	19.3 X 12.8 ft	Wood	Fireplace-Stove.	
GF	Kitchen	13 X 9 ft	Ceramic		
GF	Dining room	13.6 X 10 ft	Wood		
GF	Dinette	15.3 X 6.5 ft	Wood		
GF	Family room	19.3 X 12.2 ft	Wood		
GF	Master bedroom	19.4 X 12 ft	Wood		
GF	Bedroom	11.6 X 11 ft	Wood		
GF	Bedroom	12.10 X 11.6 ft	Wood		
GF	Bedroom	10.6 X 9 ft	Wood		
BA1	Playroom	23 X 25 ft	Carpet		

## Features

<b>Sewage System</b>	Septic tank	<b>Rented Equip. (monthly)</b>	Water heater - 1 (\$10), Propane tank (\$10)
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	Heated, Inground
<b>Roofing</b>	Asphalt shingles	<b>Parking</b>	Driveway (4), Garage (2)
<b>Siding</b>	Stone	<b>Driveway</b>	Double width or more, Paving stone
<b>Windows</b>		<b>Garage</b>	Built-in, Double width or more
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Dual energy, Electricity, Heating oil	<b>Lot</b>	
<b>Heating System</b>	Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>	Ensuite bathroom	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>		<b>View</b>	
<b>Fireplace-Stove</b>	Wood fireplace	<b>Proximity</b>	
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Electric garage door opener, Alarm system, Central heat pump	<b>Energy efficiency</b>	

## Inclusions

All appliances, window coverings, all pool equipment. All furniture and yard machinery may be negotiated in the sale

## Exclusions

Water heater and propane tank are rented.

## Broker - Remarks

A rare opportunity... a large, extended and renovated 4-bedroom bungalow with fabulous property. Originally a 3 bedroom bungalow this home was extended to add a large family room off the kitchen and then an exceptionally well designed second extension...

## Addendum

Second extension offers: a private master wing with bedroom overlooking the pool; a large ensuite bathroom and walk in closet and added another dinette/ sitting room off the kitchen.

This unique design offers a "U" shaped home wrapped around a private raised Uni-stone patio with steps down to the backyard oasis featuring Private garden - concrete in ground pool with stone water feature- beautiful perennial beds and mature trees.

Bright sunken living room with fireplace insert and corner windows steps up to separate dining room  
Spacious & well laid out kitchen with top quality appliances and lots of work space open to sitting room or dinette and family room

Main bedroom area with three bedrooms and bath offers more private living space

Basement:

Large playroom

Large temperature controlled Wine cellar with racking

Laundry room / mudroom

2-car garage with entrance to basement

## Sale with legal warranty

## Seller's Declaration

Yes SD-92411

**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



Garage



Pool



Pool



Pool



Pool



Pool



Living room



Living room



Kitchen



Kitchen



Dinette



Dining room



Family room



Family room



Master bedroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bathroom



Basement



Laundry room