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IMMEUBLES DEAKIN REALTY
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Centris® No. 14336522 (Active)



\$1,125,000 + GST/QST (\$1,293,469)¹

49 Rue Shaw
Baie-d'Urfé
H9X 3B4
Region Montréal
Neighbourhood East
Near Surrey
Body of Water

Property Type	Two or more storey	Year Built	2019
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	146.4 X 149.7 ft	Reposess./Judicial auth.	No
Living Area	3,200 sqft	Trade possible	
Building Area		Cert. of Loc.	No
Lot Size	102.4 X 157.10 ft	File Number	
Lot Area	16,146.94 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	4570876	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year		Municipal	\$1,435 (2019)	Common Exp.	
Lot		School	Not issued	Electricity	
Building		Infrastructure		Oil	
		Water		Gas	
Total	Not issued	Total	Not issued	Total	

Room(s) and Additional Space(s)					
No. of Rooms	9	No. of Bedrooms	4+1	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	20.9 X 18.3 ft	Wood		
GF	Dining room	11 X 17 ft	Wood		
GF	Kitchen	13 X 17 ft	Wood		
GF	Family room	18.11 X 13 ft	Wood		
2	Master bedroom	21 X 14 ft	Wood	+ ensuite	
2	Bedroom	16.6 X 13.6 ft	Wood		
2	Bedroom	14 X 13 ft	Wood		
2	Bedroom	12.10 X 11 ft	Wood		
2	Laundry room	12.10 X 5.6 ft	Ceramic		
BA1	Playroom	20 X 20.10 ft	Wood		
BA1	Bedroom	14.2 X 11.10 ft	Wood		
Additional Space			Size		

Garage		20 X 20 ft	
Features			
Sewage System	BIONEST system	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parking	Driveway (4), Garage (2)
Siding	Brick	Driveway	
Windows		Garage	Built-in, Double width or more
Window Type	Casement	Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom, Separate shower	Water (access)	
Washer/Dryer (installation)	laundry room (2nd level)	View	
Fireplace-Stove		Proximity	Bicycle path, CEGEP, Commuter train, Elementary school, High school, Highway, Park, Public transportation, University
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Air exchange system, Electric garage door opener, Central heat pump	Energy efficiency	
Inclusions			
None			
Exclusions			
None			
Broker - Remarks			
Brand new executive home on private cul-de-sac. Designed and built with style, comfort and efficiency. Quality materials and workmanship throughout this 3200sf home. Mature, country-like setting a short walk to commuter train and shopping.			
Addendum			
Modern open-concept plan featuring high ceilings and many large windows - flooded with natural light. Sleek gourmet kitchen with island serves as the centre piece to the main floor. Upstairs to spacious landing area - 4 large bedrooms, balcony, and practical 2nd floor laundry room. Master suite with large walk-in and spa inspired ensuite with shower and separate soaker tub. Full developed basement with playroom, bedroom, full bathroom and separate entrance. Ideal to accommodate guests, teenagers or live-in nanny.			
Sale with legal warranty			
Seller's Declaration			
		Yes SD-18251	
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.			
¹ The total price includes GST, QST and refunds if the buyer qualifies. Tax refunds for new properties or those that have undergone substantial renovations are available only to individuals, under certain conditions.			