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Centris No. 18170319 (Active)



\$1,530,000

84 Rue St-Andrew's
Baie-d'Urfé
H9X 2V1

Region Montréal
Neighbourhood West
Near Victoria
Body of Water

Property Type	Bungalow	Year Built	2019
Building Type	Detached	Expected Delivery Date	Seasonal
Intergenerational		Reposess./Judicial auth.	No
Building Size	75 X 51.8 ft irr	Trade possible	
Living Area	2,658 sqft	Cert. of Loc.	Yes (2019)
Building Area		File Number	
Lot Size	100 X 167 ft	Occupancy	2019-10-15
Lot Area	16,860 sqft	Deed of Sale Signature	2019-10-15
Cadastre	1556906		
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year		Municipal	Not issued	Common Exp.	
Lot		School	Not issued	Electricity	
Building		Infrastructure	Not issued	Oil	
		Water	Not issued	Gas	
		Other			
Total	Not issued	Total	Not issued	Total	

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms	3+1	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	13 X 16.6 ft	Wood	Fireplace-Stove. + gas fireplace	
GF	Dining room	9.6 X 16.6 ft	Wood		
GF	Kitchen	17.6 X 16.6 ft	Ceramic		
GF	Master bedroom	14.6 X 13.6 ft	Wood	+ ensuite	
GF	Bedroom	14.6 X 10 ft	Wood		
GF	Bedroom	14.6 X 10 ft	Wood		
GF	Laundry room	7 X 8 ft	Ceramic		
GF	mudroom	13 X 12.6 ft	Ceramic		
BA1	Playroom	24 X 37 ft	Concrete		
BA1	possible bedroom	27 X 12.6 ft	Concrete		
Additional Space			Size		
Garage			22 X 22 ft		

Features

Sewage System	BIONEST system, Sealed septic tank	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parking	Driveway (4), Garage (2)
Siding	Stone, Maibec	Driveway	Asphalt, Double width or more
Windows		Garage	Attached, Double width or more
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Partially finished	Distinctive Features	
Bathroom	Ensuite bathroom, Separate shower	Water (access)	
Washer/Dryer (installation)	laundry room (1st level/Ground floor)	View	
Fireplace-Stove	Gas fireplace	Proximity	CEGEP, Commuter train, Elementary school, High school, Highway, Park, Public transportation, University
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Air exchange system, Central heat pump	Energy efficiency	

Inclusions

Hot water tank (60 gallon)

Exclusions

none

Broker - Remarks

Exceptional opportunity to own a new custom built bungalow on a beautiful lot in a prime location designed by McGee & Assoc. This elegant bright home offers all of the features and top quality finishings that a discriminating buyer would hope for .

Addendum

Large vestibule with heated floors and oversized closet open to gracious foyer with cathedral ceiling.

The living room with 13 ft cathedral ceiling features a gas fireplace, oversized patio doors giving to a wrap around concrete open deck on the west and south corner, and is open to the dining area also with cathedral ceiling and adjoining kitchen.

Gourmet kitchen with cathedral ceiling, oversized island, walk in pantry, heated floors & top quality cabinetry.

Large mudroom, separate laundry room and powder room (all heated floors) connect the kitchen to the double garage.

The bedroom wing offers a private master suite with two walk in closets and bright ensuite bathroom (heated floors) overlooks the private yard.

Two more bedrooms and spacious family bath (heated floors).

Huge basement, insulated with spray foam is finished with gyproc walls, plumbing ready for an additional bathroom, and has space for large playroom 24 x 36 and additional bedroom.

Electric forced air, heat pump, air exchanger, 400 amp electrical entrance makes this a very energy efficient home .

Sale with legal warranty

Seller's Declaration

Yes SD-24178

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



Exterior entrance



Exterior entrance



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Hall



Master bedroom



Master bedroom



Master bedroom



Ensuite bathroom



Ensuite bathroom



Bedroom



Bedroom



Bathroom



Bathroom



Hall



Laundry room