

Centris No. 28894842 (Active)



\$1,195,000

22 Rue Apple Hill
Baie-d'Urfé
H9X 3G8

Region Montréal
Neighbourhood East
Near Chestnut
Body of Water

Property Type	Two or more storey	Year Built	1987
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	59.3 X 42.1 ft irr	Reposess./Judicial auth.	No
Living Area	4,900 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (1995)
Lot Size	100 X 150 ft	File Number	
Lot Area	15,000 sqft	Occupancy	75 days PP/PR Accepted
Cadastre	1558140	Deed of Sale Signature	75 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2019	Municipal	\$5,842 (2019)	Common Exp.	
Lot	\$264,800	School	\$1,621 (2019)	Electricity	
Building	\$662,900	Infrastructure		Oil	
		Water		Gas	
Total	\$927,700	Total	\$7,463	Total	

Room(s) and Additional Space(s)					
No. of Rooms	10	No. of Bedrooms	4+0	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	11.6 X 25.6 ft	Wood	Fireplace-Stove.	
GF	Dining room	15 X 13.9 ft	Ceramic		
GF	Kitchen	18 X 13.3 ft	Ceramic	Fireplace-Stove.	
GF	Dinette	11 X 11 ft	Wood		
GF	Family room	23 X 15.6 ft	Ceramic		
GF	indoor pool	20 X 37 ft	Ceramic		
2	Master bedroom	25 X 13 ft	Wood	Fireplace-Stove. + ensuite	
2	Bedroom	15 X 12.5 ft	Carpet		
2	Bedroom	14 X 13 ft	Wood		
2	Bedroom	14 X 12 ft	Wood		

Features

Sewage System	Disposal field, Septic tank	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Indoor
Roofing	cement over membrane	Parking	Driveway (5), Garage (2)
Siding	Stucco	Driveway	Double width or more, Paving stone
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, Outdoor entrance, Partially finished	Distinctive Features	
Bathroom	Bidet, Ensuite bathroom, Separate shower	Water (access)	
Washer/Dryer (installation)	laundry room (1st level/Ground floor)	View	
Fireplace-Stove	Gas fireplace, Wood fireplace	Proximity	Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, High school, Highway, Park, Public transportation
Kitchen Cabinets	Wood	Building's Distinctive Features	
Equipment/Services	Central heat pump	Energy efficiency	

Inclusions

Fridge, stove, dishwasher, washer & dryer, all light fixtures except in dinette, propane tank.

Exclusions

Fridge in garage, freezer in basement, light fixture in dinette, projection TV in master bedroom.

Broker - Remarks

Unique custom built "South-West" style executive home with an indoor pool. This home was built by the previous owner in 1987 and has been completely renovated and updated over the last 10 years by the present owner. Beautiful west facing mature lot with plenty of decks (ipe). Located on prime Baie-D'Urfé street steps away from Picardy park.

Addendum

Separate entrance from the exterior to the basement.

Large front entry hall with terra cotta tiles opens to a cross hall plan living room with fireplace & formal dining room.

Private hallway with fully renovated bathroom leads to the indoor pool.

Renovated kitchen features a gas fireplace, top quality appliances, 2 large pantries, centre granite island and looks onto the new family room/solarium.

Adjoining dinette, separate laundry room, powder room, side entrance and door to the double garage.

Beautiful staircase to spacious landing on the second floor.

3 large bedrooms (all with walk in closets) share the family bathroom.

Master suite features a gas fireplace, walk in closet, large renovated ensuite bathroom and adjoining solarium.

Complete list of all renovations is available.

Sale with legal warranty

Seller's Declaration

Yes SD-28593

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



Backyard



Exterior



Exterior



Exterior entrance



Living room



Living room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Dinette



Dinette



Laundry room



Solarium



Solarium



Solarium



Pool



Pool



Bathroom



Bathroom



Staircase



Hall