

Centris No. 27174652 (Active)



\$835,000

**39 Av. Tunstall
 Senneville
 H9X 1T3**

Region Montréal

Neighbourhood

Near Pacific

Body of Water

Property Type	Split-level	Year Built	1954
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	60 X 33.8 ft irr	Reposess./Judicial auth.	No
Living Area	2,405 sqft	Trade possible	
Building Area	1,673 sqft	Cert. of Loc.	Yes (2016)
Lot Size	100 X 150 ft	File Number	
Lot Area	14 999.5 sqft	Occupancy	63 days PP/PR Accepted
Cadastre	1977083 Quebec	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2020	Municipal	\$5,145 (2020)	Common Exp.	
Lot	\$250,800	School	\$650 (2020)	Electricity	\$5,294
Building	\$415,600	Infrastructure		Oil	
		Water		Gas	
Total	\$666,400	Total	\$5,795	Total	\$5,294

Room(s) and Additional Space(s)					
No. of Rooms	9	No. of Bedrooms	4+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	19 X 12.9 ft	Wood	Fireplace-Stove. Built-ins	
GF	Dining room	17 X 13 ft	Wood	doors to deck & pool	
GF	Solarium	13.8 X 11 ft	Ceramic	vaulted ceiling	
GF	Kitchen	17.3 X 17 ft	Ceramic	with island	
GF	Laundry room	13 X 11 ft	Ceramic	drs to deck/pdrm	
2	Master bedroom	15 X 10 ft	Wood		
2	Bathroom	8 X 8 ft	Ceramic	remodelled	
3	Bedroom	14 X 11 ft	Wood		
3	Bedroom	14 X 11 ft	Wood		
3	Bedroom	14 X 12.7 ft	Wood		
3	Bathroom	7.6 X 7 ft	Ceramic	remodelled	
BA1	Family room	20 X 18 ft irr	Laminate floor		

BA1	Workshop	16.6 X 8 ft irr	Plywood
Additional Space			Size
Garage			20 X 20 ft

Features

Sewage System	Septic tank, ECOFLOW	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Inground
Roofing	Asphalt shingles	Parkg (total)	Driveway (6), Garage (2)
Siding		Driveway	Asphalt, Double width or more, Paving stone
Windows	PVC, Wood	Garage	Built-in, Double width or more
Window Type	Casement	Carport	
Energy/Heating	Electricity, Heating oil	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	No rear neighbours
Bathroom		Water (access)	
Washer/Dryer (installation)	Laundry room (1st level/Ground floor)	View	Panoramic, View of the forest
Fireplace-Stove	Wood stove, Fireplace - Other: Electric	Proximity	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Elementary school, Golf, High school, Highway, Park, University
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Electric garage door opener, Central heat pump	Energy efficiency	

Inclusions

Fridge, stove, dishwasher, wine fridge, washer, dryer, fireplace tools, living room bookcase, cabanon, all pool accessories, garage shelving, garage door opener with 2 remotes, basement workbench, bamboo table & chairs in solarium.

Exclusions

Wooden mirror and wall cabinet in the family bath

Broker - Remarks

THE TOTAL PACKAGE! Spacious & Gracious renovated split-level , 4 bedrooms, 2 1/2 baths, double garage, solarium, finished basement, inground pool. Beautiful location in Senneville Village with proximity to Ste. Anne de Bellevue, Train, JAC & MAC, Hwys 20 & 40, Community pool and tennis, Yacht Club.....Country living on the island of Montreal!

Addendum

*****WELCOME TO 39 TUNSTALL- SENNEVILLE*****

Renovations since 2016: Complete list on the Seller's Declaration

- Amana 4 tonne heatpump and 20kw Amana electric furnace with 10 year guarantee parts and service. (oil furnace removed)
- Rheen 60 gal. hot water heater
- 2nd sump-pump as back-up only
- Exterior repainted
- New water feature in backyard
- New pool line and pool filter motor
- New gutters and covers
- New oak flooring in LVR with ceramic surround for FP
- New carpeting on the stairs throughout house.
- Bathrooms updated
- New windows in the garage, mechanical room in basement and powder room
- Most of interior repainted

-Floor registers replaced
-New BOSCH dishwasher and BOSCH induction stove
-New Cabana 6'x8'
-Peat moss replaced for ECOFLOW

Sale with legal warranty

Seller's Declaration

Yes SD-20282

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.



Frontage



Backyard



Exterior



Exterior entrance



Living room



Living room



Living room



Living room



Living room



Dining room



Solarium



Solarium



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Laundry room



Hall



Master bedroom



Master bedroom



Bathroom