

Centris No. 21205365 (Active)



\$899,000

**98 Rue Dufferin
Hampstead
H3X 2X9**

Region Montréal
Neighbourhood
Near Queen Mary
Body of Water

Property Type	Apartment	Year Built	1930
Style	One storey	Expected Delivery Date	
Condominium Type	Divided Share 44.5%	Specifications	
Year of Conversion		Declaration of co-ownership Issued	Yes (2019)
Building Type	Semi-detached	Published to RFQ	Yes (2019-06-11)
Floor	2nd floor	Special Contribution	
Total Number of Floors	2	Meeting Minutes	
Total Number of Units	2	Financial Statements	
Private Portion Size		Building Rules	
Plan Priv. Portion Area	1,512.33 sqft	Reposess./Judicial auth.	No
Building Area		Trade possible	
Lot Size		Cert. of Loc. (divided part)	Yes (2019)
Lot Area		File Number	
Cadastre of Private Portion	6275431 6275432	Occupancy	90 days PP/PR Accepted
Cadastre of Common Portions	6275428	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2021	Municipal	\$4,887 (2021)	Condo Fees (\$171/month)	\$2,052
Lot	\$143,900	School	\$507 (2021)	Common Exp.	
Building	\$379,700	Infrastructure		Electricity	\$1,500
		Water		Oil	\$1,100
				Gas	
Total	\$523,600	Total	\$5,394	Total	\$4,652

Room(s) and Additional Space(s)					
No. of Rooms	7	No. of Bedrooms	4+0	No. of Bathrooms and Powder Rooms	1+0
Level	Room	Size	Floor Covering	Additional Information	
2	Living room	14 X 16.6 ft	Wood	Fireplace-Stove.	
2	Dining room	11.6 X 14.6 ft	Wood		
2	Kitchen	9.6 X 12 ft	Ceramic		
2	Master bedroom	11.6 X 17 ft	Wood	+ built ins	
2	Solarium/Sunroom	10.6 X 5.6 ft	Carpet		
2	Bedroom	11.6 X 11 ft	Wood		
2	Bedroom	11.6 X 11.6 ft	Wood		
2	Office	8 X 9.6 ft	Wood	or bedroom	
Additional Space	Size	Cadastre/Unit number		Description of Rights	
Garage	10 X 20 ft	6275431		Private portion	

Storage space	7 X 6.6 ft	Common portion for restricted use
Terrace	13 X 6.6 ft	Common portion for restricted use
Mechanical room	11 X 8 ft	Common portion for restricted use

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Siding	Brick	Pool	
Windows		Cadastre - Parkg (incl. pr	Garage - 1
Window Type		Cadastre - Parkg (excl. pr	
Energy/Heating	Natural gas	Parkg (total)	Garage (1)
Heating System	Hot water	Driveway	Asphalt
Basement		Garage	Built-in, Single width
Bathroom		Carport	
Washer/Dryer (installation)	laundry closet (2nd level)	Lot	
Fireplace-Stove	Wood fireplace	Topography	
Kitchen Cabinets		Distinctive Features	
Restrictions/Permissions		Water (access)	
Equipment/Services	Wall-mounted air conditioning	View	
Building's Distinctive Features		Proximity	CEGEP, Daycare centre, Elementary school, High school, Highway, Metro, Park, Public transportation
Energy efficiency		Roofing	Asphalt and gravel, Asphalt shingles

Inclusions

Fridge, Kitchen-Aid stove, hood vent, Bosch dishwasher, Whirlpool washer & dryer, light fixtures, window treatments (except curtains), wall sconces, alarm equipment

Exclusions

Curtains

Broker - Remarks

Charming upper duplex on tranquil, tree-lined street. Centrally located close to all amenities - A short walk to Monkland Village, Queen Mary shops, schools, parks, and public transportation. This spacious 4 bedroom has been fully renovated with modern cosmetic touches inside and out, all while retaining the properties' vintage character.

Addendum

Great flow between formal living and dining areas -- with many original architectural details. 4th bedroom adjacent to living area ideal for home office or family room. Tastefully renovated kitchen with access to private west facing terrace. Master bedroom features custom built-in closets and cozy sunroom overlooking back garden.

Lovely all brick exterior with fully landscaped grounds and updated windows and doors. Private garage parking and storage with interior access. Comfortable and efficient gas hot water heating with wall mounted air conditioning.

Turn-key, low maintenance living in one of the city's most desirable neighbourhoods.

Sale with legal warranty

Seller's Declaration

Yes SD-00631

Mortgage Loan

Creditor	Balance	As Of	% Rate	Term	Amort.	Maturity Date	Payment
BMO							

Financial institution at which buyer undertakes to obtain a loan

BMO

Owner

Miriam Ouanounou-Groom (E)
 98 Dufferin, Rue
 Hampstead H3X 2X9

Representative

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.

Listing Broker(s)

IMMEUBLES DEAKIN REALTY
 Real Estate Agency
 514-695-2575
 info@deakinrealty.ca
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Compensation to Selling Broker		Broker's Declaration	No
Sale	2%	Contract-Sale	26577
Rental		Contract-Rental	
Extra Comp. Rental (Renewal)		Listing on the Internet	Yes
Date of Contract Signature	2021-10-26	Last Price	\$899,000
Expiration Date	2021-12-30	Previous Price	
Appointment Info	24-hour minimum notice	Original Price	\$899,000
Name of the person to contact			
Telephone for Appointment			
Info Selling Broker	Visits begin Thursday October 28th at 4:00pm. No offers will be responded to before Monday November 1st at noon. Fireplace and chimney are sold without legal warranty with respect to their compliance with applicable regulations and insurance company requirements.		