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Centris No. 11147626 (Active)



\$1,495,000

**62 Boul. Morgan
 Baie-d'Urfé
 H9X 3A4**

Region Montréal
Neighbourhood West
Near Victoria
Body of Water

Property Type	Two or more storey	Year Built	1956
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size		Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	No
Lot Size	100 X 230 ft	File Number	
Lot Area	23,000.31 sqft	Occupancy	60 days PP/PR Accepted
Cadastre	1557456	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2022	Municipal	\$4,805 (2022)	Common Exp.	
Lot	\$406,000	School	\$830 (2022)	Electricity	
Building	\$465,000	Infrastructure		Oil	
		Water		Gas	
Total	\$871,000	Total	\$5,635	Total	

Room(s) and Additional Space(s)				
No. of Rooms	No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
8	3+0		3+0	
Level	Room	Size	Floor Covering	Additional Information
GF	Living room	16 X 22 ft	Wood	
GF	Dining room	12 X 12.6 ft	Wood	
GF	Kitchen	13 X 14.6 ft	Wood	
GF	Family room	12 X 12.6 ft	Wood	Fireplace-Stove.
GF	Office	11 X 14.6 ft	Wood	
2	Primary bedroom	16.3 X 16.3 ft	Wood	+ ensuite & walk-in
2	Bedroom	11 X 12.8 ft	Wood	
2	Bedroom	9.3 X 12.8 ft	Wood	
BA1	Playroom	20 X 28 ft	Carpet	
BA1	Gym	14 X 16 ft	Concrete	
BA1	Storage	12 X 12 ft	Concrete	
Additional Space			Size	

Garage		24 X 22 ft	
Features			
Sewage System	Septic tank	Rented Equip. (monthly)	Propane tank (\$15)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (2)
Siding		Driveway	Asphalt, Double width or more, Paving stone
Windows		Garage	Built-in, Double width or more
Window Type		Carpport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units, Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom, Separate shower	Water (access)	
Washer/Dryer (installation)	laundry room (1st level/Ground floor)	View	
Fireplace-Stove	Gas fireplace	Proximity	Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, High school, Highway, Park, Public transportation, University
Kitchen Cabinets	Wood	Building's Distinctive Features	
Equipment/Services	Central air conditioning, Electric garage door opener, Alarm system, Central heat pump, irrigation system	Energy efficiency	
Restrictions/Permissions			
Inclusions			
Kitchen appliances, window coverings (except curtains), Murphy bed.			
Exclusions			
Washer & dryer, curtains, gym equipment in basement. The propane tank is rented.			
Broker - Remarks			
Stunning family home in the heart of Baie D'Urfe. Extended and renovated in the craftsman tradition, this character home was fully modernized like new in 2013 with exceptional quality and taste. Absolute turnkey home -- country living 20 minutes from downtown.			
Addendum			
Thoughtfully designed main floor includes gourmet kitchen with island, open to both living and dining areas. Huge patio doors out to back patio (partially covered) and massive/private west facing yard (23,000 sf). Main floor also features a private office/bedroom with murphy bed and adjacent full bathroom. This multifunctional space is ideal for a home office or guest suite, also with patio doors to deck and back garden. Oversized double garage with space for 2 cars and additional storage with practical mudroom/laundry room entrance. Second level has 3 bedrooms and a large primary suite with walk-in and ensuite with shower, large separate tub, and double vanity. Fully finished basement with playroom, utility room and storage.			
Sale with legal warranty			
Seller's Declaration		Yes SD-16404	
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.