

Centris No. 26820180 (Active)



\$1,150,000

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

Region Montréal
Neighbourhood
Near Pacific
Body of Water

Property Type	Two or more storey	Year Built	1959
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	60.2 X 54.10 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2021)
Lot Size	150 X 100 ft	File Number	
Lot Area	14 999.5 sqft	Occupancy	93 days PP/PR Accepted
Cadastre	1977129	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2022	Municipal	\$3,755 (2022)	Common Exp.	
Lot	\$250,800	School	\$482 (2022)	Electricity	
Building	\$244,400	Infrastructure		Oil	
		Water		Gas	
Total	\$495,200	Total	\$4,237	Total	

Room(s) and Additional Space(s)								
No. of Rooms	9		No. of Bedrooms (above ground + basement)	4+0		No. of Bathrooms and Powder Rooms	2+1	
Level	Room	Size	Floor Covering	Additional Information				
GF	Kitchen	15 X 10 ft	Ceramic					
GF	Dining room	16 X 16 ft	Wood					
GF	Living room	20 X 16 ft	Wood	Fireplace-Stove.				
GF	Family room	20 X 20 ft	Wood					
GF	Office	15 X 10 ft	Wood					
2	Primary bedroom	15 X 15 ft	Wood					
2	Bedroom	12 X 12 ft	Wood					
2	Bedroom	12 X 12 ft	Wood					
2	Bedroom	12 X 12 ft	Wood					
Additional Space			Size					
Garage			20 X 20 ft					

Features

Sewage System	Septic tank	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation		Pool	
Roofing	Elastomeric membrane	Parkg (total)	Driveway (6), Garage (2)
Siding		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	Crawl space	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove	Wood fireplace	Proximity	
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services		Energy efficiency	
Restrictions/Permissions			

Inclusions

Window coverings, cook top (gas with rented propane tank), wall ovens, double drawer dishwasher (bottom drawer is inoperable)

Exclusions

Dining room light fixture, stairwell hanging light fixture, front hall mounted ceiling light fixture, hot tub. Propane tank is rented.

Addendum

Welcome to 51 Tunstall in Senneville

This Frank Lloyd Wright inspired home is a true gem! All based on the principals of bringing the natural landscape and artwork of the outdoors, (no matter the season) into a warm and inviting design. Tastefully planned, with renovations based on these principals, brings a new meaning to the love and pride ownership that can be sensed throughout this home.

This 2 story home has a main floor, open concept feel but creatively keeps privacy in mind. The kitchen has been thought out and designed for a true chef to show off their skills, while allowing for entertainment and guests to have space to enjoy the show.

Spanning off the kitchen bar, the dinning room is set to impress for dinner parties or a night at home with the kids. The living room is tucked around the corner with an open space of calm tranquility by the fire place. Each room was exquisitely thought out to frame the picturesque zen pond, that back onto the seasonally blooming garden and trees of this Senneville home.

Second floor has 4 bedrooms in total... Including, is a large main bedroom, ensuite with separate tub/shower and walk in closet. The 3 other bedrooms accompany a renovated family bathroom.

Some of the renovations/investments in the home, throughout the years are as follows:

Kitchen: New redesign of floor plan, cabinets, counters, heated floors, wet bar and separate coffee station. 2013

Mudroom/powder room: Redesigned separate entry for kids/off garage. 2013

Floors:Family/Den new hardwood (2021). Hardwood sanded and refinished living, dinning room, front hall. 2021

Family bathroom (2nd floor): Completely redone. 2016

Ensuite Bathroom and closet: Completly redone 2016

Backyard:Deck Gallery/pond gardens built/landscaped/new electrics for hot tub hookup. 2021

Stairs: Stair treds replaced and new bannister. 2021

Laundry Room: Built-ins/Sink. 2022

Furnace: replaced with new heatpump (2014)

Interior Doors: replaced between 2013-2020

Baseboard heaters Familyroom/office replaced with thermostats. 2021

Septic tank: Replaced with Bionest 2021

Visits to start Sunday July 17th at 2pm.

Come see this oasis for yourself!

Sale without legal warranty of quality, at the buyer's risk and peril

Seller's Declaration

Yes SD-03558

Source

Notice of disclosure

Yes

IMMEUBLES DEAKIN REALTY, Real Estate Agency (Interest: Indirect)

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.



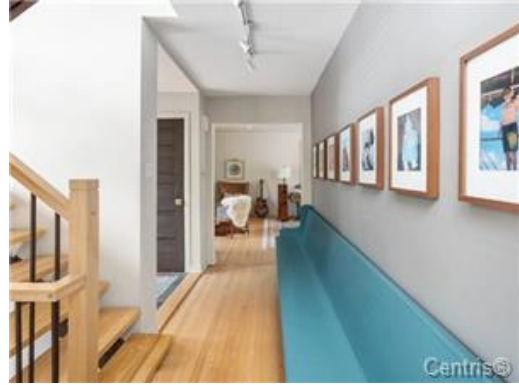
Exterior



Backyard



Exterior entrance



Exterior entrance



Living room



Living room



Living room



Living room



Dining room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Kitchen



Family room



Family room



Office



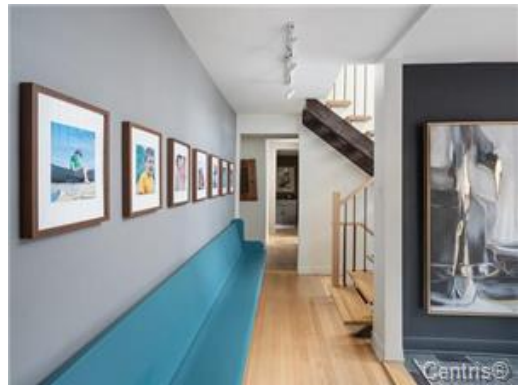
Other



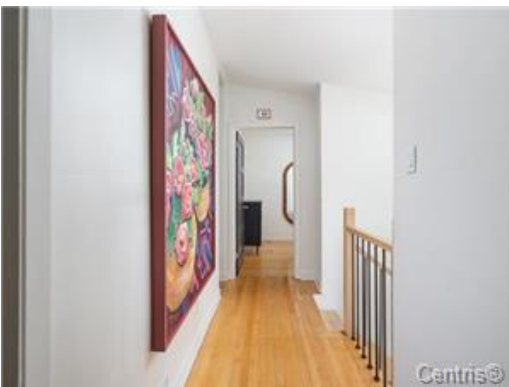
Powder room



Laundry room



Hall



Hall



Primary bedroom