

Centris No. 25080489 (Active)



\$1,789,000

20032 Place Wilson
Baie-d'Urfé
H9X 3J8

Region Montréal
Neighbourhood East
Near Lakeshore
Body of Water

Property Type	Two or more storey	Year Built	1966
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	46.4 X 26.9 ft irr	Reposess./Judicial auth.	No
Living Area	2,750 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2014)
Lot Size	100 X 112.7 ft irr	File Number	
Lot Area	15,009.19 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	1558222	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2022	Municipal	\$5,632 (2022)	Common Exp.	
Lot	\$515,900	School	\$1,023 (2022)	Electricity	
Building	\$927,800	Infrastructure		Oil	
		Water		Gas	
Total	\$1,443,700	Total	\$6,655	Total	

Room(s) and Additional Space(s)					
No. of Rooms	11	No. of Bedrooms (above ground + basement)	4+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	19.6 X 14 ft	Wood	Fireplace-Stove.	
GF	Dining room	11 X 13 ft	Wood		
GF	Kitchen	13.6 X 11 ft	Ceramic		
GF	Dinette	14 X 23.6 ft	Wood		
GF	Family room	14 X 14 ft	Wood	Fireplace-Stove.	
2	Primary bedroom	15.6 X 26.6 ft	Wood	+ ensuite and walk-in	
2	Bedroom	13 X 15.6 ft	Wood		
2	Bedroom	11 X 12 ft	Wood		
2	Bedroom	10.6 X 11 ft	Wood		
BA1	Playroom	18.6 X 13 ft	heated polished concrete floors		

BA1	Billard room	18.6 X 11 ft	heated polished concrete floors
BA1	Gym	21 X 11 ft	heated polished concrete floors
BA1	Laundry room	13.6 X 13 ft	heated polished concrete floors
BA1	Workshop	11 X 13 ft	heated polished concrete floors
BA1	Storage	12.6 X 9 ft irr	heated polished concrete floors

Features

Sewage System	Septic tank	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles, Elastomeric membrane	Parkg (total)	Driveway (8), Garage (2)
Siding	Brick	Driveway	Double width or more, Paving stone
Windows		Garage	Attached, Double width or more, epoxy floor
Window Type		Carport	
Energy/Heating	Electricity, Natural gas	Lot	Fenced, Landscaped
Heating System	Forced air, Radiant	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	Cul-de-sac
Bathroom	Ensuite bathroom, Separate shower	Water (access)	
Washer/Dryer (installation)	laundry room (Basement 1)	View	
Fireplace-Stove	Gas fireplace	Proximity	Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, High school, Highway, Park, Public transportation, University
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Central vacuum cleaner system installation, Electric garage door opener, Central heat pump, Generator	Energy efficiency	
Restrictions/Permissions			

Inclusions

All window coverings, all kitchen appliances, washer & dryer, generator, central vacuum cleaner, workbenches in mechanical room

Exclusions

Light fixture in basement, fridge in basement

Broker - Remarks

Elegant brick Georgian set on waterfront cul-de-sac. The best of all worlds -- A classic character home in a country setting, close to all amenities. Extensively updated inside and out, this home has been modernized to meet the needs of today's families, while retaining its vintage charm. Timeless exterior has been resurfaced with handmade imported brick and detailed with a 'colonial' mortar joint. Professionally landscaped grounds front and back providing privacy, peace, and tranquility.

Addendum

The main floor plan floor plan ideally suited for modern living and entertaining -- Renovated kitchen (wood cabinets) open to dinette/family room with large patio doors to back yard and outdoor living space. Large and bright formal dining room with lovely views of back garden. Formal living room with gas fireplace and custom built-in cabinetry. Cozy family room/ office with gas fireplace. Practical secondary entrance with over-sized mudroom and access to double garage with epoxy floor and

built-in garage storage system.

Upstairs the master bedroom suite has an adjoining study/boudoir -- ideal for an adult retreat or home office space . Large walk-in with built-ins and ensuite bathroom with therapeutic soaker tub and separate glass shower. Generous kids/guest bedrooms and renovated family bathroom.

The fully finished basement with heated polished concrete floors and has been thoughtfully re-designed to provide additional living and storage spaces. Playroom, media room, home gym and laundry room with built-ins and quartz counters.

Enjoy easy access to local parks, waterfront, top schools, and transportation. Take a summer stroll down 'old lakeshore' to Beaurepaire village or cross the street in winter to toboggan at Alan's hill park. A turnkey home in an exceptional location.

Sale with legal warranty

Seller's Declaration

Yes SD-11611

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



Exterior



Aerial photo



Backyard



Backyard



Garage



Exterior



Exterior



Exterior entrance



Living room



Living room



Living room



Dining room



Kitchen



Kitchen



Kitchen



Dinette



Dinette



Family room



Family room



Hall



Primary bedroom



Primary bedroom



Primary bedroom