

**Centris No.** 27418114 (Active)



**\$1,349,000**

**382 44e Avenue  
 Montréal (Lachine)  
 H8T 2K4**

**Region** Montréal  
**Neighbourhood** West  
**Near**  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1916
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	36.2 X 29.2 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2023)
<b>Lot Size</b>	162.8 X 100 ft irr	<b>File Number</b>	
<b>Lot Area</b>	16,229.82 sqft	<b>Occupancy</b>	60 days PP/PR Accepted
<b>Cadastre</b>	1 898 667, 1 898 798	<b>Deed of Sale Signature</b>	60 days PP/PR Accepted
<b>Zoning</b>			

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2023	<b>Municipal</b>	\$6,969 (2023)	<b>Common Exp.</b>	
<b>Lot</b>	\$839,800	<b>School</b>	\$869 (2022)	<b>Electricity</b>	\$1,586
<b>Building</b>	\$313,200	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	\$3,400
<b>Total</b>	\$1,153,000 (117.00%)	<b>Total</b>	\$7,838	<b>Total</b>	\$4,986

Room(s) and Additional Space(s)								
No. of Rooms	11		No. of Bedrooms (above ground + basement)	5+0		No. of Bathrooms and Powder Rooms	3+1	
Level	Room	Size	Floor Covering	Additional Information				
GF	Office	10.4 X 8.11 ft	Wood					
GF	Family room	14.6 X 10.4 ft	Wood					
GF	Kitchen	22.6 X 11 ft	Concrete	Heated floor				
GF	Living room	15.3 X 13.5 ft	Concrete	Heated floor				
GF	Dining room	13.2 X 10.9 ft	Wood					
2	Primary bedroom	11.9 X 10 ft	Wood					
2	Bedroom	10.2 X 10 ft	Wood					
2	Bedroom	8.10 X 7.6 ft	Wood					
2	Bedroom	8.10 X 7.6 ft	Wood					
3	Playroom	30 X 8.4 ft	Wood					
3	Bedroom	12.2 X 10.10 ft	Wood					

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	Water heater - 1 (\$20)
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>		<b>Pool</b>	Heated, Inground
<b>Roofing</b>	Sheet metal	<b>Parkg (total)</b>	Driveway (6), Garage (1)
<b>Siding</b>		<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	Detached, Heated
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Natural gas	<b>Lot</b>	
<b>Heating System</b>	Hot water	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Bathroom (Basement 1)	<b>View</b>	
<b>Fireplace-Stove</b>	Fireplace - Other: electric	<b>Proximity</b>	Bicycle path, Commuter train, Daycare centre, Elementary school, High school, Highway, Hospital, Park
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Wall-mounted heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	

## Inclusions

Samsung fridge, EcoSense dishwasher, Bosch gas stove, washer, dryer (gas), pool accessories

## Exclusions

## Broker - Remarks

One of a kind home situated on an impressive double lot. This century home has the best of both worlds; old school charm and a modern light filled extension. Situated on a quiet street in family friendly Lachine, it features 5 bedrooms and 3+1 bathrooms. The third floor offers an added bonus space perfect for a home office or playroom . Beautifully landscaped with a heated salt-water inground pool, the detached garage offers extra storage and even a gym!

## Addendum

This stately brick home has amazing curb appeal with its modern extension, circular driveway and new metal roof.

The main floor features an office and living room, both with electric fireplaces, and a large dining room perfect for dinner parties or large family gatherings. The office could even be used as a sixth bedroom if need be . Off the dining room, there is a mudroom with heated floors and a full bathroom. Added in 2015, the extension has a vaulted ceiling with heated floors and floor to ceiling windows. It contains a large modern kitchen, state of the art appliances and bonus family room. This light filled space is definitely the heart of the home.

The second floor has four bedrooms and a crisp white bathroom. The primary bedroom features yet another fireplace. Up on the third floor, there is a large room that could be a playroom or another office . There is another bedroom as well as a powder room.

The basement offers a family room as well as a bathroom, plus the laundry room.

This home would be perfect for a large family, or even a blended or intergenerational one. The many rooms offer privacy but the main areas are large enough for everyone to come together.

Walking distance from elementary schools, high schools and college Ste-Anne, this splendid house is located only 700 metres from the water and biking paths.

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

**Seller's Declaration**

Yes SD-05011

**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



Frontage



Aerial photo



Aerial photo



Hall



Hall



Office



Living room





Living room



Living room



Living room



Living room



Living room



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Family room



Overall view



Family room



Family room



Family room