



**Alexa Landreville**, Residential and Commercial Real Estate Broker  
**IMMEUBLES DEAKIN REALTY**  
 Real Estate Agency  
 332, Lakeshore  
 Pointe-Claire (QC) H9S 4L7  
<http://www.deakinrealty.ca>

514-451-3246 / 514-695-2575

[alexa@deakinrealty.ca](mailto:alexa@deakinrealty.ca)



**Centris No.** 9964577 (Active)



**\$1,349,000**

**97 Rue St-Andrew's**  
**Baie-d'Urfé**  
**H9X 2V2**

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

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1974
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	77.4 X 50.10 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>	100 X 150 ft	<b>File Number</b>	
<b>Lot Area</b>	14 999.5 sqft	<b>Occupancy</b>	2023-09-01
<b>Cadastre</b>	1556922	<b>Deed of Sale Signature</b>	2023-09-01
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2023	<b>Municipal</b>	\$5,986 (2023)	<b>Common Exp.</b>	
<b>Lot</b>	\$515,600	<b>School</b>	\$485 (2023)	<b>Electricity</b>	
<b>Building</b>	\$853,900	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$1,369,500 (98.50%)	<b>Total</b>	\$6,471	<b>Total</b>	

<b>Room(s) and Additional Space(s)</b>					
No. of Rooms	8	No. of Bedrooms (above ground + basement)	5+0	No. of Bathrooms and Powder Rooms	3+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	20 X 13.6 ft	Wood		
GF	Dining room	12.6 X 12 ft	Ceramic		
GF	Kitchen	16 X 12 ft	Ceramic	+ ensuite and walk-in	
GF	Family room	20 X 13 ft	Wood	Fireplace-Stove.	
2	Primary bedroom	20 X 14 ft	Wood		
2	Bedroom	16 X 11.6 ft	Wood		
2	Bedroom	10.6 X 10.6 ft	Wood		
2	Bedroom	12 X 7 ft	Wood		
BA1	Workshop	19 X 22 ft irr	Concrete		
BA1	Storage	20 X 20 ft	Concrete		
GF	Intergenerational living room/dining room	20 X 13 ft	Wood		
GF	Intergenerational kitchenette	5 X 5 ft	Wood		

GF	Intergenerational bedroom	10 X 12 ft	Wood
----	---------------------------	------------	------

## Features

<b>Sewage System</b>	Septic tank	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Foundation</b>	Poured concrete	<b>Pool</b>	Heated, Inground
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (4), Garage (2)
<b>Siding</b>	Stucco, Vinyl	<b>Driveway</b>	Asphalt, Double width or more
<b>Windows</b>		<b>Garage</b>	Built-in, Double width or more
<b>Window Type</b>		<b>Carpport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	Bordered by hedges, Fenced, Landscaped
<b>Heating System</b>	Electric baseboard units, Forced air	<b>Topography</b>	
<b>Basement</b>	6 feet and more, Partially finished	<b>Distinctive Features</b>	Cul-de-sac
<b>Bathroom</b>	Ensuite bathroom	<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	laundry room (1st level/Ground floor)	<b>View</b>	
<b>Fireplace-Stove</b>	Wood fireplace	<b>Proximity</b>	Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, High school, Highway, Park, Public transportation, University
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Equipment/Services</b>	Central heat pump	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	

## Inclusions

Subzero refrigerator (ice maker not working), dishwasher (Bosch), wall oven (Bosch), stove top (Miele induction), pool accessories.

## Exclusions

Pool robot

## Broker - Remarks

Rare opportunity to own a beautiful intergenerational home in the West Island! Located on a luscious 15,000 sf lot on peaceful cul-de-sac in Baie-D'Urfé. This home has been entirely renovated with taste and quality by the current owners. The main residence is comprised of 4 bedrooms, 2+1 bathrooms, and a double garage. The intergenerational portion has its own separate entrance with living/dining room, kitchenette, bedroom, and gorgeous bathroom. Enjoy intergenerational living at its best in sought after family neighbourhood of Baie-D'Urfé & all it has to offer.

## Addendum

Enter to the large and bright front living room with west facing window, french doors and hardwood floors.

The entrance, hallway, dinette, kitchen, powder room and laundry room have continuous large heated ceramic tiles - offering comfort and luxury.

Recently renovated gourmet kitchen by Vima design with custom cabinetry, ample storage, beautiful quartz counters and top of the line appliances. Enjoy cooking in your dream kitchen with a view of the stunning backyard.

Kitchen is open to beaming dinette with patio doors to the spacious and recently stained back deck.

Conveniently located powder room and laundry room upon entrance from double garage.

Large family room with wood fireplace and hardwood floors. Soundproof door to intergenerational portion of the home.

The second floor offers a spacious primary suite with walk-in closet and ensuite bathroom with steam shower.

Three additional bedrooms and a renovated family bathroom.

Basement with high ceilings is currently set up as a workshop. Separate large storage room. If one wishes to fully finish the basement, it would be very easy to do so.

The intergenerational portion has its own separate entrance on the side of the home. Spacious living area with patio doors to back deck. Galley style kitchenette. Good sized bedroom and gorgeous designer bathroom with heated floors. Truly an intergenerational set up like no other!

The vast backyard oasis features an in-ground heated pool, landscaped patio, deck, grass area, manicured gardens and over-sized shed.

Enjoy strolls with a view on historic Lakeshore Road just a few minutes away. Located close to Joseph-Henrico, Alexander Von Humboldt, and Dorset - all excellent schools. Short distance to McGill's Macdonald campus, John Abbot College and Sainte-Anne-de-Bellevue village & boardwalk. Easy access to highway 20 and Baie-D'Urfé train station.

**Sale with legal warranty**

**Seller's Declaration**

Yes SD-23530

**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.