



Jay Deakin, Certified Residential and Commercial Real Estate Broker AEO
IMMEUBLES DEAKIN REALTY
 Real Estate Agency
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Centris No. 23069298 (Active)



\$1,025,000

**94 Rue Devon
 Baie-d'Urfé
 H9X 2X4**

Region Montréal
Neighbourhood West
Near
Body of Water

Property Type	Two or more storey	Year Built	1975
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	40.11 X 31 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2018)
Lot Size	167 X 100 ft irr	File Number	
Lot Area	16 600.1 sqft	Occupancy	60 days PP/PR Accepted
Cadastre	1 557 053	Deed of Sale Signature	60 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2023	Municipal	\$4,431 (2023)	Common Exp.	
Lot	\$570,600	School	\$707 (2022)	Electricity	
Building	\$437,700	Infrastructure		Oil	
		Water		Gas	
Total	\$1,008,300 (101.66%)	Total	\$5,138	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	4+0
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	23.4 X 14.4 ft	Parquetry	Fireplace-Stove.	
GF	Dining room	15.5 X 14.4 ft	Parquetry		
GF	Kitchen	12 X 10 ft	Ceramic		
GF	Family room	14.8 X 14 ft	Parquetry	Fireplace-Stove.	
2	Primary bedroom	17.9 X 12.8 ft	Parquetry	ensuite	
2	Bedroom	12.10 X 11.2 ft	Parquetry		
2	Bedroom	12 X 10.7 ft	Parquetry		
2	Bedroom	11.7 X 9.10 ft	Parquetry		
2	Mezzanine	16.7 X 12 ft	Parquetry		

Features	
Sewage System	Septic tank
Rented Equip. (monthly)	Water heater - 1 (\$30)

Water Supply	Municipality	Renovations	
Foundation		Pool	
Roofing		Parkg (total)	Driveway (4), Garage (2)
Siding		Driveway	Asphalt
Windows		Garage	Attached, Tandem
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Electric baseboard units	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)	laundry room (Basement 1)	View	
Fireplace-Stove		Proximity	Bicycle path, CEGEP, Commuter train, Elementary school, High school, Highway, Park
Kitchen Cabinets		Building's Distinctive Features	
Equipment/Services	Wall-mounted heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	

Inclusions

Kitchen appliances, washer and dryer, all light fixtures.

Exclusions

Generator, Stone table and chairs in the backyard, freezer in basement.

Broker - Remarks

Welcome to your dream home! This incredibly unique brick home features a stunning West-facing backyard, perfect for capturing breathtaking sunsets. With a newly renovated basement and brand new large windows throughout, natural light floods every corner of this exquisite property. The main floor includes both a spacious living room and a cozy family room, each adorned with impressive fireplaces. Upstairs, discover four bedrooms, including a luxurious primary bedroom complete with a walk-in closet and ensuite bathroom. Plus, enjoy the convenience of a tandem double car garage. This home is a true gem!

Sale with legal warranty

Seller's Declaration

Yes SD-23790

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



Living room



Living room



Living room



Living room



Living room



Living room



Dining room



Dining room



Dining room



Dining room



Kitchen



Kitchen



Kitchen



Dinette



Kitchen



Dinette



Family room



Family room



Bathroom



Hall



Mezzanine



Mezzanine



Mezzanine