



**Desiree Offer**, Residential Real Estate Broker  
**IMMEUBLES DEAKIN REALTY**  
 Real Estate Agency  
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**Centris No.** 15341599 (Active)



**\$929,000**

**660 Rue Maugue**  
**Montréal (L'Île-Bizard/Sainte-Geneviève)**  
**H9C 2T5**

**Region** Montréal  
**Neighbourhood** L'Île-Bizard  
**Near** Thibaudeau  
**Body of Water**

<b>Property Type</b>	Two or more storey	<b>Year Built</b>	1988
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	48 X 44 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 (2022)
<b>Lot Size</b>	123.2 X 131.3 ft irr	<b>File Number</b>	
<b>Lot Area</b>	11,219.22 sqft	<b>Occupancy</b>	30 days PP/PR Accepted
<b>Cadastre</b>	4298505	<b>Deed of Sale Signature</b>	30 days PP/PR Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2023	<b>Municipal</b>	\$4,888 (2023)	<b>Common Exp.</b>	
<b>Lot</b>	\$346,600	<b>School</b>	\$575 (2023)	<b>Electricity</b>	
<b>Building</b>	\$374,800	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
				<b>Propane tank rental</b>	\$145
<b>Total</b>	\$721,400 (128.78%)	<b>Total</b>	\$5,463	<b>Total</b>	\$145

Room(s) and Additional Space(s)					
No. of Rooms	8	No. of Bedrooms (above ground + basement)	4+1	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	15 X 13.6 ft	Parquetry		
GF	Family room	16.6 X 14.6 ft	Parquetry	Fireplace-Stove.	
GF	Kitchen	13 X 13 ft	Tiles		
GF	Dinette	12 X 8.6 ft	Tiles		
GF	Dining room	13 X 11 ft	Parquetry		
2	Primary bedroom	20.6 X 16 ft	Parquetry	+ensuite	
2	Bedroom	16 X 10.6 ft	Parquetry		
2	Bedroom	12 X 11 ft	Parquetry		
2	Bedroom	12 X 9 ft	Parquetry		
BA1	Playroom	14 X 13 ft	Laminate floor		
BA1	Playroom	17 X 13 ft	Laminate floor		
BA1	Bedroom	12 X 13 ft	Laminate floor		

<b>Additional Space</b> Garage	<b>Size</b> 19 X 19 ft	
<b>Features</b>		
<b>Sewage System</b>	Municipality	
<b>Water Supply</b>	Municipality	
<b>Foundation</b>		
<b>Roofing</b>	Asphalt shingles	
<b>Siding</b>		
<b>Windows</b>		
<b>Window Type</b>		
<b>Energy/Heating</b>	Electricity	
<b>Heating System</b>	Forced air	
<b>Basement</b>	6 feet and more, Finished basement	
<b>Bathroom</b>	Ensuite bathroom	
<b>Washer/Dryer (installation)</b>	Powder room (1st level/Ground floor)	
<b>Fireplace-Stove</b>	Fireplace - Other: Propane	
<b>Kitchen Cabinets</b>		
<b>Equipment/Services</b>	Central heat pump	
<b>Restrictions/Permissions</b>		
	<b>Rented Equip. (monthly)</b>	
	<b>Renovations</b>	
	<b>Pool</b>	
	<b>Parkg (total)</b>	Driveway (2), Garage (2)
	<b>Driveway</b>	Double width or more
	<b>Garage</b>	Built-in, Double width or more
	<b>Carport</b>	
	<b>Lot</b>	
	<b>Topography</b>	
	<b>Distinctive Features</b>	
	<b>Water (access)</b>	
	<b>View</b>	
	<b>Proximity</b>	Bicycle path, Park
	<b>Building's Distinctive Features</b>	
	<b>Energy efficiency</b>	
	<b>Mobility impaired accessible</b>	
<b>Inclusions</b>		
Fridge, dishwasher, stove, microwave, washer & dryer, all light fixtures, all window coverings, wardrobe in basement bedroom & basement storage room		
<b>Exclusions</b>		
Fridge & freezer in basement		
<b>Sale with legal warranty</b>		
<b>Seller's Declaration</b>	Yes SD-29605	
<b>Source</b>		
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 entrance



Exterior entrance



Living room



Living room



Kitchen



Kitchen



Dining room



Family room



Family room



Primary bedroom



Ensuite bathroom



Bedroom



Bedroom



Bedroom



Bathroom



Basement



Basement



Basement



Backyard



Backyard