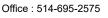
IMMEUBLES DEAKIN REALTY

Real Estate Agency 332, Lakeshore Pointe-Claire (QC) H9S 4L7 http://www.deakinrealty.ca



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Centris No. 11285956 (Active)





\$1,089,000

20034 Place Wilson Baie-d'Urfé H9X 3J8

RegionMontréalNeighbourhoodEastNearLakeshore

Body of Water

Property Type	Two or more storey	Year Built	1974
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	41.8 X 47.10 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2015)
Lot Size	120.10 X 148.5 ft irr	File Number	
Lot Area	15,402.07 sqft	Occupancy	60 days PP/PR
			Accepted
Cadastre	1558221	Deed of Sale Signature	60 days PP/PR
		G	Accepted
Zoning	Residential		,p.:

Munici	pal Assessment	Taxes (annual)		Expenses/Energy (annual)	
Year Lot Building	2023 \$529,400 \$733,700	Municipal School Infrastructure Water	\$5,575 (2023) \$967 (2023)	Common Exp. Electricity Oil Gas	
Total	\$1,263,100 (86.22%)	Total	\$6,542	Total	

Room(s) and Additional Space(s)

No. of Rooms	9 No. of Be	drooms (above grou	nd + basement) 4+0	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	24 X 13 ft	Wood	Fireplace-Stove.	
GF	Family room	19 X 13 ft	Wood	Fireplace-Stove.	
GF	Kitchen	18 X 9 ft	Linoleum		
GF	Dining room	15 X 10 ft	Wood		
GF	Dinette	9 X 9 ft	Linoleum		
2	Primary bedroom	24.6 X 12.6 ft	Wood		
2	Bedroom	16 X 10.6 ft	Wood		
2	Bedroom	16 X 10.6 ft	Wood		
2	Bedroom	11.6 X 10 ft	Wood		
BA1	Storage	24 X 40 ft	Concrete		
Additional Space		Size			
Garage			21 X 18 ft		

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Features

Sewage System Disposal field, Septic tank Rented Equip. (monthly) Water heater - 1 (\$15)

Water Supply Municipality Renovations

Foundation

RoofingAsphalt shinglesParkg (total)Driveway (4), Garage (2)SidingBrick, Stone, Stucco, WoodDrivewayAsphalt, Double width or more

Windows Garage Built-in, Double width or more

Pool

Topography

Window Type Carport

Energy/Heating Dual energy, Electricity, Heating Lot

(

Heating System Forced air

Basement6 feet and more, UnfinishedDistinctive FeaturesBathroomEnsuite bathroomWater (access)

Washer/Dryer (installation) View

Fireplace-Stove Wood fireplace Proximity Park, Public transportation

Kitchen Cabinets Wood Building's Distinctive

Features
oment/Services Central heat pump Energy e

Equipment/Services Central heat pump Energy efficiency
Restrictions/Permissions Mobility impaired

accessible

Inclusions

All appliances, as presently installed

Exclusions

Water heater is rented

Broker - Remarks

Rare opportunity to rejuvenate this charming Tudor style cottage in one of the area's top locations. Set on a quiet waterfront crescent with just seven homes, this classic beauty is ready for the next family to renovate to their tastes. Ideally located at the border of Baie D'Urfe and Beaconsfield, this home offers country living a short distance from the city. Stroll along 'Old Lakeshore' or walk into Beaurepaire village for a coffee, to dine or to shop. High value of neighbouring properties allows for the next owner to truly unlock the potential in this unique property.

Addendum

Timeless cross hall plan with generous room sizes for all principal rooms. Large formal dining & living rooms, eat-in kitchen with breakfast nook and cozy family room with patio doors out to ultra-private west-facing garden. Second floor features roomy landing area, four good-size bedrooms including large master with ensuite bathroom.

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

Seller's Declaration Yes SD-33781

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





Living room



Family room



Exterior



Exterior entrance



Living room



Family room

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Kitchen



Dinette



Staircase



Primary bedroom



Kitchen



Dining room



Hall



Primary bedroom



Bedroom



Bathroom



Aerial photo



Backyard



Bedroom



Aerial photo



Backyard



Backyard

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