

Centris No. 11285956 (Active)



\$1,089,000

20034 Place Wilson
Baie-d'Urfé
H9X 3J8

Region Montréal
Neighbourhood East
Near Lakeshore
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 Accepted
Zoning	Residential		

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

Room(s) and Additional Space(s)				
No. of Rooms	No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
9	4+0		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	

Features

Sewage System	Disposal field, Septic tank	Rented Equip. (monthly)	Water heater - 1 (\$15)
Water Supply	Municipality	Renovations	
Foundation		Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (2)
Siding	Brick, Stone, Stucco, Wood	Driveway	Asphalt, Double width or more
Windows		Garage	Built-in, Double width or more
Window Type		Carport	
Energy/Heating	Dual energy, Electricity, Heating oil	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Unfinished	Distinctive Features	
Bathroom	Ensuite bathroom	Water (access)	
Washer/Dryer (installation)		View	
Fireplace-Stove	Wood fireplace	Proximity	Park, Public transportation
Kitchen Cabinets	Wood	Building's Distinctive Features	
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



Exterior



Aerial photo



Exterior entrance



Living room



Living room



Family room



Family room



Kitchen



Kitchen



Dinette



Dining room



Staircase



Hall



Primary bedroom



Primary bedroom



Bedroom



Bedroom



Bathroom



Aerial photo



Aerial photo



Backyard



Backyard



Backyard