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Centris No. 23947850 (Active)



\$1,195,000

**31 Av. Muir Park
 Senneville
 H9X 1T9**

Region Montréal
Neighbourhood
Near Senneville Road
Body of Water

Property Type	Two or more storey	Year Built	1963
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	33.1 X 61.6 ft irr	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2024)
Lot Size	132.6 X 120 ft	File Number	
Lot Area	15,861.69 sqft	Occupancy	30 days PP/PR Accepted
Cadastre	1977008	Deed of Sale Signature	30 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$4,996 (2024)	Common Exp.	
Lot	\$442,900	School	\$693 (2024)	Electricity	
Building	\$450,200	Infrastructure		Oil	
		Water		Gas	
Total	\$893,100 (133.80%)	Total	\$5,689	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	2+1
Level	Room	Size	Floor Covering	Additional Information			
GF	Living room	20.6 X 13 ft	Wood	Fireplace-Stove.			
GF	Dining room	11 X 14 ft	Wood				
GF	Kitchen	14.6 X 17 ft	Laminate floor				
GF	Family room	16 X 12 ft	Laminate floor	Fireplace-Stove.			
GF	Solarium/Sunroom	21 X 10 ft	Laminate floor				
2	Primary bedroom	11.6 X 18.6 ft	Wood	+ ensuite & walk-in			
2	Bedroom	14.6 X 12.6 ft	Wood				
2	Bedroom	14.6 X 10 ft	Wood				
2	Bedroom	9.6 X 10.6 ft	Wood				
BA1	Playroom	30 X 10 ft	Laminate floor				
BA1	Storage	11 X 25 ft	Concrete				
BA1	Workshop	12 X 12 ft	Concrete				

Features

Sewage System	Septic tank	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	Heated, Inground
Roofing	Asphalt shingles	Parkg (total)	Driveway (8), Garage (2)
Siding		Driveway	Asphalt, Double width or more
Windows		Garage	Double width or more
Window Type		Carport	
Energy/Heating	Electricity	Lot	Bordered by hedges
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom		Water (access)	
Washer/Dryer (installation)	laundry closet (1st level/Ground floor)	View	
Fireplace-Stove		Proximity	Bicycle path, CEGEP, Commuter train, High school, Highway, Park, Public transportation, University
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Central air conditioning	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

Fridge, stove, dishwasher, washer, dryer, all light fixtures, all blinds, all pool accessories, pool table, security cameras.

Exclusions

Remarks

Charming Senneville village cottage nestled on ultra-private crescent with no through traffic. Huge west-facing yard with in-ground pool and large patio bounded by mature cedars. A short walk to the community pool, and the restaurants, shops, & cafés, along Ste Anne de Bellevue village's waterfront boardwalk. Solid 1960s brick construction, well maintained with quality updates inside and out. All the elements of a perfect family forever home. Enjoy the tranquility of country living with easy access to downtown and all essential amenities.

Addendum

Classic cross-hall plan with formal living and dining room and oak hardwood floors throughout. Renovated eat-in kitchen and cozy family room with fireplace and doors to enclosed porch/sunroom. Second level with 4 bedrooms, 2 updated bathrooms, including spacious primary suite with walk-in and ensuite bathroom. Finished basement with playroom, workshop, and ample storage.

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

Seller's Declaration

Yes SD-52682

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.