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Centris No. 11584511 (Active)



\$839,000

88 Rue Churchill
Baie-d'Urfé
H9X 2Y3

Region Montréal
Neighbourhood West
Near Victoria
Body of Water

Property Type	Bungalow	Year Built	1957
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	27.10 X 52.10 ft	Reposess./Judicial auth.	No
Living Area	1,475 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2017)
Lot Size	100 X 150 ft	File Number	
Lot Area	14 999.5 sqft	Occupancy	2025-07-01
Cadastre	1557107	Deed of Sale Signature	2025-07-01
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$3,693 (2025)	Common Exp.	
Lot	\$515,600	School	\$611 (2025)	Electricity	
Building	\$251,000	Infrastructure		Oil	
		Water		Gas	
Total	\$766,600 (109.44%)	Total	\$4,304	Total	

Room(s) and Additional Space(s)

No. of Rooms	6	No. of Bedrooms (above ground + basement)	3+2	No. of Bathrooms and Powder Rooms	2+1
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	19.6 X 14 ft	Wood	Fireplace-Stove.	
GF	Dining room	11 X 12 ft	Wood		
GF	Kitchen	13.6 X 12 ft	Ceramic		
GF	Primary bedroom	13.6 X 12.6 ft	Wood	+ ensuite powder room	
GF	Bedroom	11.6 X 9.6 ft	Wood		
GF	Bedroom	9 X 12.6 ft	Wood		
BA1	Playroom	15 X 25 ft	Laminate floor		
BA1	Bedroom	10.6 X 11 ft	Laminate floor		
BA1	Office	7.6 X 12 ft	Laminate floor		
BA1	Laundry room	7 X 8 ft	Ceramic		
BA1	Storage	7 X 14 ft	Laminate floor		
BA1	Storage	7 X 11 ft	Laminate floor		

Features

Sewage System	Septic tank	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (4), Garage (1)
Siding	Brick, Vinyl	Driveway	Asphalt, Double width or more
Windows		Garage	Built-in, Single width
Window Type		Carpport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement, Outdoor entrance	Distinctive Features	
Bathroom	Ensuite powder room	Water (access)	
Washer/Dryer (installation)	Bathroom (Basement 1)	View	
Fireplace-Stove	Wood fireplace	Proximity	Bicycle path, CEGEP, Commuter train, Daycare centre, Elementary school, High school, Highway, Park, Public transportation, University
Kitchen Cabinets		Building's Distinctive Features	
Property/Unit Amenity	Central heat pump	Energy efficiency	
Restrictions/Permissions		Mobility impaired accessible	
Pets			

Inclusions

All light fixtures, window coverings, dishwasher.

Exclusions

Fridge, washer & dryer.

Remarks

Spacious 3+2 bedroom 2+1 bathroom bungalow in beautiful Baie-D'Urfé. This home benefits from plenty of natural light thanks to its abundance of large windows. Lovely backyard with west facing garden and multi-level deck.

Addendum

Vast & bright living room with charming stone fireplace open to south west facing dining room. Patio doors to covered deck. Eat in kitchen overlooking the beautiful back garden.

Three well appointed bedrooms including the primary suite with ensuite powder room. Enlarged family bathroom.

Hardwood floors throughout the entire main floor.

Finished basement with playroom, full bathroom/laundry room, 2 bedrooms and plenty of storage. Access to extra deep single car garage.

Don't miss the opportunity to live in the tranquil family-oriented neighbourhood of Baie-D'Urfé. Quick access to highway 20, commuter train and public transportation. Close to elementary & high schools, John Abbott College and McGill's MacDonald campus. Enjoy the community's parks, outdoor pool, skating rink, Fritz Farm & more.

Notable improvements:

Roof (2017)

Electric furnace & heat pump (2019)

Septic system (2014)

Sale with legal warranty of quality

Seller's Declaration

Yes SD-64609

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.