

Centris No. 15437637 (Active)



\$669,000

15362 Rue de Boischatel
Montréal (Pierrefonds-Roxboro)
H9H 1Y8

Region Montréal
Neighbourhood Pierrefonds/Central West
Near
Body of Water

Property Type	Bungalow	Year Built	1962
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	41.2 X 28.8 ft	Reposess./Judicial auth.	No
Living Area		Trade possible	
Building Area		Cert. of Loc.	Yes (2025)
Lot Size	89.2 X 65 ft	File Number	
Lot Area	5,780 sqft	Occupancy	2025-09-01
Cadastre	1 071 989	Deed of Sale Signature	2025-08-29
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2025	Municipal	\$3,899 (2025)	Common Exp.	
Lot	\$255,100	School	\$454 (2024)	Electricity	\$2,731
Building	\$329,700	Infrastructure		Oil	
		Water		Gas	
Total	\$584,800 (114.40%)	Total	\$4,353	Total	\$2,731

Room(s) and Additional Space(s)

No. of Rooms		No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
6		3+1		1+1	
Level	Room	Size	Floor Covering	Additional Information	
GF	Living room	18 X 13 ft	Wood		
GF	Dining room	7 X 12 ft	Wood		
GF	Kitchen	13 X 12 ft	Wood		
GF	Primary bedroom	14 X 12 ft	Wood		
GF	Bedroom	13.6 X 9.6 ft	Wood		
GF	Bedroom	10 X 9.6 ft	Wood		

Features

Sewage System	Municipality	Rented Equip. (monthly)	
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing		Parkg (total)	Driveway (4), Garage (1)
Siding		Driveway	Asphalt
Windows		Garage	Attached, Single width

Window Type Energy/Heating Heating System Basement Bathroom Washer/Dryer (installation) Fireplace-Stove Kitchen Cabinets Property/Unit Amenity Restrictions/Permissions Pets	Electricity Forced air 6 feet and more, Finished basement Powder room (Basement 1) Wood fireplace Central air conditioning	Carport Lot Topography Distinctive Features Water (access) View Proximity Building's Distinctive Features Energy efficiency Mobility impaired accessible	Bicycle path, Daycare centre, Elementary school, Highway, Park, Réseau Express Métropolitain (REM)
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Inclusions Built-in microwave, blinds as installed, two cabanons
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Exclusions Fridge, stove, dishwasher, washer, dryer, curtain & rods, gazebo

Remarks Beautifully updated home featuring your dream kitchen with granite countertops, a large island, and custom cabinetry in the dining area. Enjoy elegant wood floors and a renovated bathroom. The basement offers a spacious family room with extra-large windows & a wood fireplace, a 4th bedroom + powder room. Outside, relax on the two-level wood deck and enjoy the privacy of your yard and the beauty of the many perennials. Recent updates include garage slab, driveway, porch, siding & basement floors. A perfect blend of comfort and style. Located on a quiet, family-friendly street & in close proximity to parks, grocery stores, schools & the REM.

Sale with legal warranty of quality
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Seller's Declaration	Yes SD-71423
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Source IMMEUBLES DEAKIN REALTY, Real Estate Agency
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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.
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