



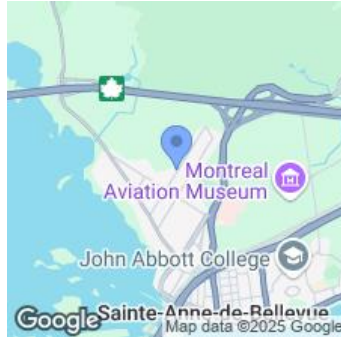
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Centris No. 16949247 **(Active)**



\$1,195,000

31 Av. Tunstall
Senneville
H9X 1T3

Region Montréal

Neighbourhood

Near Pacific

Body of Water

Property Type Two or more storey
Building Type Detached
Intergenerational
Building Size 51.1 X 31.8 ft irr
Living Area 1,985 sqft
Building Area
Lot Size 100 X 150 ft
Lot Area 14 999.5 sqft

Cadastre 1977075

Zoning Residential

Year Built 1951
Expected Delivery Date
Seasonal
Reposess./Judicial auth. No
Trade possible
Cert. of Loc. Yes (2008)
File Number
Occupancy 90 days PP/PR
Accepted
Deed of Sale Signature 90 days PP/PR
Accepted

Municipal Assessment

Year 2025
Lot \$418,100
Building \$416,100

Taxes (annual)

Municipal \$4,698 (2025)
School \$650 (2025)
Infrastructure
Water

Expenses/Energy (annual)

Common Exp.
Electricity
Oil
Gas

Total \$834,200 (143.25%) **Total** \$5,348 **Total**

Room(s) and Additional Space(s)

No. of Rooms 6 **No. of Bedrooms (above ground + basement)** 4+0 **No. of Bathrooms and Powder Rooms** 2+0

Level	Room	Size	Floor Covering	Additional Information
GF	Living room	23 X 12.6 ft	Wood	Fireplace-Stove.
GF	Dining room	12 X 12 ft	Wood	
GF	Kitchen	13 X 12 ft	Wood	
GF	Solarium/Sunroom	8 X 12.6 ft	Ceramic	
GF	Primary bedroom	14 X 12.6 ft	Wood	
GF	Bedroom	13 X 12 ft	Wood	
2	Bedroom	15 X 14.6 ft	Wood	
2	Bedroom	12.6 X 14.6 ft	Wood	
2	Sewing room	8 X 6.6 ft	Wood	
BA1	Laundry room	6 X 11 ft	Ceramic	

Additional Space

Balcony 8 X 24 ft
Garage 23.6 X 24.6 ft

Office above garage	11.6 X 14 ft
Storage above garage	13.6 X 14.6 ft

11.6 X 14 ft
13.6 X 14.6 ft

Features

Septic tank
Municipality
Poured concrete
Asphalt shingles, Cedar shingles

Rented Equip. (monthly)

Pool	
Parkg (total)	Driveway (6), Garage (2)
Driveway	Asphalt, Paving stone
Garage	Detached, Double width or more, two storey

Window Type
Energy/Heating
Heating System

Electricity
Hot water
half 6ft half crawlspace

**Carpport
Lot**

Landscaped, Wooded

Basement Bathroom

half 6ft half crawlspace

laundry room (Basement 1)

Distinctive Features

Water (access)

No rear neighbours

Washer/Dryer (installation)
Fireplace-Stove

laundry room (Basement 1)
Wood fireplace

View

Proximity

Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Hospital, Park, Public transportation, Réseau Express Métropolitain (REM), University

Kitchen Cabinets

Wall-mounted air conditioning,
Electric garage door opener

Building's Distinctive Features

Energy efficiency

Restrictions/Permissions

Mobility impaired accessible

Pets

Inclusions

Exclusions

Remarks

Addendum

Enter to charming vestibule. Bright living room with cozy Morso wood burning fireplace. Stunning 4 season sunroom offers a multitude of possibilities. Large formal dining room with charming doors to back stone patio - ideal for entertaining. Updated kitchen overlooking the intimate west facing garden.

The main floor offers two well appointed bedrooms and a renovated full bathroom.

Spacious second floor landing and another two spacious bedrooms. The south side bedroom benefits from access to an impressive composite deck for your morning coffee or evening unwinding . 3rd bonus room currently used as a sewing room. Renovated full bathroom.

The basement offers a clean finished laundry area (6ft) along with a crawlspace/utility room area.

Retreat-like tree-lined backyard with large detached garage including 2nd floor bonus room.

List of improvements:

2009 - Construction of stone detached garage, cedar shake roof & 2nd floor bonus room for office/storage

2009 - Chimney repointed

2010 - Professional landscaping of full exterior

2012 - Morso wood burning insert with stainless steel liner

2013 - Renovation of both bathrooms including plumbing (also in walls, drains).

2014-2016 - Installation of Marvin windows throughout entire home except for 3 windows

2016 - Sunroom converted to 4 season

2017 - Renovation of bonus room above garage including spray foam insulation

2023 - Cedar shake roof changed to asphalt shingled roof, soffits and air vents improved (\$20k)

2024 - Conversion to electric hot water furnace, new electrical panel, new hot water tank & additional sump pump installed

Amenities close by:

* Recreational facilities including community pool, tennis club, parks and playgrounds and summer day camp for children.

* Senneville yacht club, Morgan Arboretum and Ecomuseum

* Ste-Anne-de-Bellevue where you will find a wide array of restaurants, shops, a weekly market, and the historic canal.*

Elementary schools: École Du Bout-De-L'Isle & École Joseph Henrico, Dorset Elementary School

* High Schools: McDonald High school and École Saint-George.* CEGEP: John Abbott College

* McGill University Macdonald campus

* Quick access to highways 20 and 40

* Bus terminus at John Abbott College

* Senneville Taxibus route linking to the bus terminus at John Abbott College and the train station

* Just a short drive from the new REM station

Sale with exclusion(s) of legal warranty : The stove(s), fireplace(s), combustion appliance(s) and chimney(s) are sold without any warranty with respect to their compliance with applicable regulations and insurance company requirements.

Seller's Declaration

Yes SD-72809

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.