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Centris No.

16949247 (Active)

		John Abbo	Montreal Museum ott College O Inna-rda-Rellavita lap data @2025 Google	Neighbourhood	Montréal Pacific	
Property Type		Two or more storey		Year Built	1951	
Building Type Intergeneration	nal	Detached		Expected Delivery Da Seasonal	ate	
Building Size	lla	51.1 X 31.8 ft irr		Reposess./Judicial a	uth. No	
Living Area		1,985 sqft		Trade possible		
Building Area				Cert. of Loc.	Yes (2008)	
Lot Size		100 X 150 ft		File Number		
Lot Area		14 999.5 sqft		Occupancy	90 days PP/PR	
Cadaatra		1077075		Dood of Colo Signature	Accepted	
Cadastre		1977075		Deed of Sale Signatu	are 90 days PP/PR Accepted	
Zoning		Residential			Accepted	
Municipal As	ssessment	Taxes (annual)		Expenses/Energ	ıy (annual)	
Year	2025	Municipal	\$4,698 (2025)	Common Exp.		
Lot	\$418,100	School	\$650 (2025)			
Building	\$416,100	Infrastructure Water		Electricity Oil Gas		
Total \$834	,200 (143.25%)	Total	\$5,348	Total		
. 4004						
	d Additional S _i 6 No.	pace(s) of Bedrooms (above grou	und + basement)	4+0 No. of Bathro	ooms and Powder Rooms	s 2+0
Room(s) and		,	und + basement) Floor Coverii		ooms and Powder Rooms onal Information	5 2+0
Room(s) and No. of Rooms Level	6 No .	of Bedrooms (above grou		ng Additio		s 2+0
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Office above garage Storage above garage		< 14 ft < 14.6 ft		
Features				
Sewage System	Septic tank	Rented Equip. (monthly)	•	
Water Supply	Municipality	Renovations		
Foundation	Poured concrete	Pool		
Roofing	Asphalt shingles, Cedar shingles	Parkg (total)	Driveway (6), Garage (2)	
Siding		Driveway	Asphalt, Paving stone	
Windows		Garage	Detached, Double width or more, two storey	
Window Type		Carport		
Energy/Heating	Electricity	Lot	Landscaped, Wooded	
Heating System	Hot water	Topography		
Basement	half 6ft half crawlspace	Distinctive Features	No rear neighbours	
Bathroom		Water (access)		
Washer/Dryer (installation)	laundry room (Basement 1)	View		
Fireplace-Stove	Wood fireplace	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		Building's Distinctive Features		
Property/Unit Amenity	Wall-mounted air conditioning, Electric garage door opener	Energy efficiency		
Restrictions/Permissions		Mobility impaired accessible		
Pots				

Pets

Inclusions

Fridge, stove, dishwasher, microwave, washer & dryer, light fixtures, window coverings.

Exclusions

Fridge & freezer in basement, curtains in living room.

Remarks

Welcome to 31 Tunstall in the heart of the picturesque Senneville - one of the best kept secrets on the island of Montreal. Experience country living just 25 min from downtown. Nestled on an extensively landscaped 15,000sf lot backing on a forest offering complete privacy. This classic Senneville Village stone cottage has been tastefully renovated and lovingly maintained. Bright main floor living space with well-proportioned rooms that seamlessly blends classic charm along with modern updates along with 4 spacious bedrooms and 2 renovated bathrooms. Maximized living space with large composite balcony off bedroom and bonus room above garage.

Addendum

Well located within waling distance to train, parks, pools, tennis court and vibrant waterfront village of Sainte-Anne-de-Bellevue. Close to new REM station and easy access to both highway 20 & 40.

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 & 2 nd 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.