

**Centris No.** 18563377 (Active)



**\$769,000**

**686 Rue Victoria  
Baie-d'Urfé  
H9X 2K2**

**Region** Montréal  
**Neighbourhood** West  
**Near** Cornwall  
**Body of Water**

<b>Property Type</b>	Split-level	<b>Year Built</b>	1956
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	43.8 X 34.11 ft irr	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>		<b>Cert. of Loc.</b>	Yes (2002)
<b>Lot Size</b>	150 X 100 ft	<b>File Number</b>	
<b>Lot Area</b>	14 999.5 sqft	<b>Occupancy</b>	17 days PP/PR Accepted
<b>Cadastre</b>	1557193	<b>Deed of Sale Signature</b>	15 days PP/PR Accepted
<b>Zoning</b>	Residential		

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2025	<b>Municipal</b>	\$3,798 (2025)	<b>Common Exp.</b>	
<b>Lot</b>	\$515,600	<b>School</b>	\$630 (2025)	<b>Electricity</b>	
<b>Building</b>	\$273,400	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$789,000 (97.47%)	<b>Total</b>	\$4,428	<b>Total</b>	

### Room(s) and Additional Space(s)

<b>No. of Rooms</b>		<b>No. of Bedrooms (above ground + basement)</b>		<b>No. of Bathrooms and Powder Rooms</b>	
7		3+1		2+1	
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
2	Living room	17.6 X 12 ft	Wood	Fireplace-Stove.	
2	Kitchen	13 X 11.6 ft	Ceramic		
2	Dining room	11.6 X 11 ft	Wood		
3	Primary bedroom	16 X 11.6 ft	Wood		
3	Bedroom	10.6 X 9.6 ft	Wood		
3	Bedroom	13 X 10.6 ft	Wood		
GF	Family room	17 X 14 ft	Laminate floor		
BA1	Playroom	17.6 X 12 ft	Laminate floor		
BA1	Bedroom	15 X 10 ft	Laminate floor		
<b>Additional Space</b>			<b>Size</b>		
Garage			20 X 20 ft		

## Features

<b>Sewage System</b>	Septic tank	<b>Rented Equip. (monthly)</b>	
<b>Water Supply</b>	Municipality	<b>Renovations</b>	Kitchen - 2018 (\$1), Bathroom - 2018 (\$1), Basement - 2019 (\$1)
<b>Foundation</b>	Poured concrete	<b>Pool</b>	
<b>Roofing</b>	Asphalt shingles	<b>Parkg (total)</b>	Driveway (6), Garage (2)
<b>Siding</b>		<b>Driveway</b>	Asphalt
<b>Windows</b>		<b>Garage</b>	Attached
<b>Window Type</b>		<b>Carport</b>	
<b>Energy/Heating</b>	Electricity	<b>Lot</b>	
<b>Heating System</b>	Electric baseboard units	<b>Topography</b>	Flat
<b>Basement</b>	6 feet and more, Finished basement	<b>Distinctive Features</b>	
<b>Bathroom</b>		<b>Water (access)</b>	
<b>Washer/Dryer (installation)</b>	Basement (Basement 1)	<b>View</b>	Park
<b>Fireplace-Stove</b>		<b>Proximity</b>	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, High school, Highway, Hospital, Metro, Public transportation, Réseau Express Métropolitain (REM), University
<b>Kitchen Cabinets</b>		<b>Building's Distinctive Features</b>	
<b>Property/Unit Amenity</b>	Wall-mounted air conditioning, Private yard, Electric garage door opener, Alarm system	<b>Energy efficiency</b>	
<b>Restrictions/Permissions</b>		<b>Mobility impaired accessible</b>	
<b>Pets</b>			

## Inclusions

Fridge, stove, dishwasher, wall mount a/c, automatic garage door opener without remotes.

## Exclusions

## Remarks

Charming split-level home with 3 bedrooms, 2 bathrooms and a powder room, ideally located on a quiet street backing onto Dorset Elementary's soccer fields... no rear neighbours! Bright layout with spacious living room, clean kitchen, and 3 bedrooms upstairs plus an additional room. Fully finished basement offers flexible space for family room, office, or playroom. Private backyard extends into park-like grounds. Prime Baie-d'Urfé location near top schools, parks, community services and transport.

## Addendum

Family-Friendly Split-Level in the Heart of Baie-d'Urfé

Welcome to this inviting split-level home featuring 3 bedrooms, 2 full bathrooms, and a convenient powder room--perfectly situated on a quiet street with direct access to Dorset Elementary School's expansive soccer fields. With no rear neighbors, you'll enjoy exceptional privacy along with a rare, open view--an ideal backdrop for children to play or for simply relaxing in peace.

Inside, the home boasts a bright and functional layout. The spacious living room flows into a clean, light-filled kitchen, while upstairs you'll find three comfortable bedrooms. An additional room is currently set up as a bedroom; however, the windows do not meet egress standards for official classification.

The fully finished basement adds even more versatility, with ample space for a family room, home office, play area, or guest suite. The split-level design ensures a natural flow between levels, creating flexibility for every stage of family life.

Step outside to a private backyard that naturally extends into the park-like grounds of the school. Whether you're hosting summer barbecues, gardening, or watching the kids play, this outdoor space feels like an extension of your home.

Located in sought-after Baie-d'Urfé, this property places you close to excellent schools, parks, community services, and convenient commuting routes--making it a perfect choice for families seeking a welcoming, community-oriented

neighborhood.

Don't miss the opportunity to make this wonderful property your new home! Open house Sunday September 14th, 2025 2-4pm.

**Sale with exclusion(s) of legal warranty : Owner has never occupied the property therefore property is sold without legal warranty at the buyers risk and peril.**

**Seller's Declaration**

Yes SD-79328

**Source**

**Notice of disclosure**

Yes

IMMEUBLES DEAKIN REALTY, Real Estate Agency (Interest: Indirect)

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.