



Alexa Landreville, Residential and Commercial Real Estate Broker
IMMEUBLES DEAKIN REALTY
 Real Estate Agency
 332, Lakeshore
 Pointe-Claire (QC) H9S 4L7
<http://www.deakinrealty.ca>

514-451-3246 / 514-695-2575

alexa@deakinrealty.ca



Centris No. 16449216 (Active)

[See all pictures](#)



\$950,000

715 Rue Victoria
Baie-d'Urfé
H9X 2K6

Region Montréal
Neighbourhood West
Near Churchill

Body of Water

Property Type	Bungalow	Year Built	1955
Building Type	Detached	Expected Delivery Date	
Intergenerational		Seasonal	
Building Size	60.3 X 25.9 ft irr	Reposess./Judicial auth.	No
Living Area	1,290 sqft	Trade possible	
Building Area		Cert. of Loc.	Yes (2024)
Lot Size	97 X 105 ft irr	File Number	
Lot Area	16,861.66 sqft	Occupancy	90 days PP/PR Accepted
Cadastre	1557098	Deed of Sale Signature	90 days PP/PR Accepted
Zoning	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2026	Municipal	\$3,687 (2026)	Common Exp.	
Lot	\$587,400	School	\$648 (2026)	Electricity	
Building	\$230,200	Infrastructure		Oil	
		Water		Gas	
Total	\$817,600 (116.19%)	Total	\$4,335	Total	

Room(s) and Additional Space(s)								
No. of Rooms	6		No. of Bedrooms (above ground + basement)	3+1		No. of Bathrooms and Powder Rooms	1+1	
Level	Room	Size	Floor Covering	Additional Information				
GF	Living room	18.6 X 13 ft	Wood	Fireplace-Stove.				
GF	Dining room	12 X 11 ft	Wood					
GF	Kitchen	10 X 14.6 ft	Tiles					
GF	Primary bedroom	12 X 11.6 ft	Wood					
GF	Bedroom	9.6 X 12.6 ft	Wood					
GF	Bedroom	8.6 X 12.6 ft	Wood					
BA1	Family room	28 X 22 ft irr	Laminate floor					
BA1	Bedroom	9.6 X 12 ft	Laminate floor					
BA1	Laundry room	8 X 12 ft	Tiles					
BA1	Storage	5 X 12 ft	Laminate floor					
BA1	Storage	8 X 12 ft	Concrete					

BA1	Workshop	14 X 10 ft	Laminate floor
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Features

Sewage System	Septic tank	Rented Equip. (monthly)	Propane tank (\$25)
Water Supply	Municipality	Renovations	
Foundation	Poured concrete	Pool	
Roofing	Asphalt shingles	Parkg (total)	Driveway (3), Garage (1)
Siding	Stone	Driveway	Asphalt, Paving stone
Windows		Garage	Attached, Single width
Window Type		Carport	
Energy/Heating	Electricity	Lot	
Heating System	Forced air	Topography	
Basement	6 feet and more, Finished basement	Distinctive Features	
Bathroom	Separate shower	Water (access)	
Washer/Dryer (installation)	laundry room (Basement 1)	View	
Fireplace-Stove	Gas 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

Fridge (older), stove, dishwasher, washer & dryer (older), all light fixtures, all window coverings, shelves in storage room, work bench/shelves in furnace room, cabinets in storage room.

Exclusions

Both propane tanks are rented for \$296.64/year total.

Remarks

Charming stone bungalow with stone on all four sides ideally located in sought-after Baie-D'Urfé. The main floor is thoughtfully designed with a highly functional layout featuring three well-proportioned bedrooms, a full bathroom, a powder room, and direct access to an oversized single-car garage. Lovingly maintained by the current owners with significant investment in key mechanical systems.

Addendum

The south-facing living room is filled with natural light and anchored by a gas fireplace with stone chimney. Open to the dining area which features patio doors opening onto the beautifully landscaped, private gardens. The custom kitchen fully renovated with quality by Vima Design.

A separate bedroom wing ensures privacy and includes three bedrooms, a renovated bathroom and a powder room.

The finished basement features a large family room or home office, an additional bedroom, a laundry room, and abundant storage.

Sale with legal warranty of quality

Seller's Declaration

Yes SD-93551

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.